

2012-006897

Klamath County, Oregon



00120222201200068970020024

06/22/2012 02:45:23 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Daniel I. Phelps Sandylee A. Phelps
c/o Gary L. Hedlund P. O. Box 1256
303 Pine Street Chiloquin, OR 97624
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Sandylee A. Phelps
P. O. Box 1256
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Sandylee A. Phelps
P. O. Box 1256
Chiloquin, OR 97624

BARGAIN AND SALE DEED

DANIEL I. PHELPS and SANDYLEE A. PHELPS, hereinafter referred to as grantor, conveys to **SANDYLEE A. PHELPS**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at the Southeast cornerstone of the Stonewall Jackson allotment, being the Southeast corner of said Lot 13; thence North 1,320 lineal feet to the Northeast corner of Lot 12; thence West along the North line of said Lot 12, 1,062 feet to the Southern Pacific Railway right of way; thence Southeast 1,347 feet along said right of way to a point intersecting the South line of Lot 13; thence East along the South line of Lot 13, 740 feet to the place of beginning.

Property ID #: R251186 Map Tax Lot #: R-3507-03400-01300-000
Property ID #: R321413 Map Tax Lot #: R-3607-A0300-00200-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This Bargain and Sale Deed is given by grantor to grantee pursuant to the terms of a Stipulated General Judgment of Dissolution of Marriage entered in a dissolution of marriage proceeding prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0900448CV.

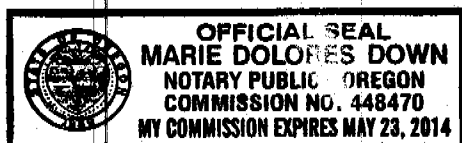
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.


IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of January, 2012.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,

OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRY ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

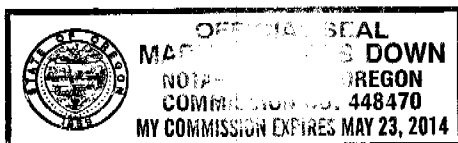

Daniel I. Phelps





Sandylee A. Phelps

STATE OF OREGON; County of Klamath) ss.

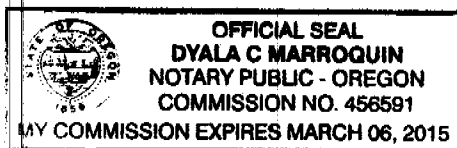
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8th day of February, 2012, by Daniel I. Phelps.

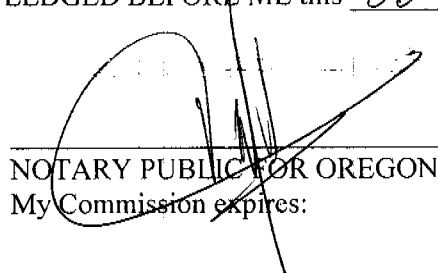



NOTARY PUBLIC FOR OREGON
My Commission expires: 5-23-2014

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of June, 2012, by Sandylee A. Phelps.




NOTARY PUBLIC FOR OREGON
My Commission expires: