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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2012-009413

Klamath County, Oregon



00123301201200094130010018

08/27/2012 03:09:36 PM

Fee: \$37.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Denis P. Hickey, Jr. and Lani R. Hickey

Grantor's Name and Address\*

William W. and Jan M. Walker

P. O. Box 830

Malin, OR 97633

Grantee's Name and Address\*

After recording, return to (Name and Address):

William W. and Jan M. Walker

P. O. Box 830

Malin, OR 97633

Until requested otherwise, send all tax statements to (Name and Address):

William W. and Jan M. Walker

P. O. Box 830

Malin, OR 97633

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Denis P. Hickey, Jr. and Lani R. Hickey, as tenants in common

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William W. Walker and Jan M. Walker, as tenants by the entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 2 of Land Partition 07-12 Being a replat of Parcels 2 and 3 of LP 10-10 situated in the NE1/4, The N1/2 SE1/4, the NE1/4 SW1/4 and the NW1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon and being recorded on August 8, 2012 in Volume 2012-008690, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on August 24, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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 INQUIRE 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

*Denis P. Hickey, Jr.*  
Denis P. Hickey, Jr.

*Lani R. Hickey*  
Lani R. Hickey

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 24, 2012, by Denis P. Hickey, Jr. and Lani R. Hickey.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



Notary Public for Oregon

My commission expires May 13, 2016