

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



John + Barbara Jo Keiffer  
1535 Homedale Road  
Klamath Falls, OR 97603

Grantor's Name and Address

Leslie G. Demetras  
6321 Jimmers Ave  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Leslie Demetras  
6321 Jimmers Ave  
Klamath Falls, OR 97603

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

Leslie Demetras  
6321 Jimmers Ave  
Klamath Falls, OR 97603

2012-011153

Klamath County, Oregon



00125413201200111530020023

SPACE RESEF  
FOR  
RECORDER'S

10/08/2012 03:46:51 PM

Fee: \$42.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ~~John Keiffer and Barbara Jo Keiffer~~

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ~~John Keiffer and Barbara Jo Keiffer~~ and Leslie Demetras \*  
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, to-wit:

\*not as tenants in common but with full rights of survivorship

See attached legal description as Exhibit "A"

(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 \$ 8. ① 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. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on October 5, 2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

John J. Keiffer

Leslie G. Demetras

Oct 5, 2012

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 5, 2012, by John J. Keiffer

This instrument was acknowledged before me on October 5, 2012, by Leslie G. Demetras as Grantor and Grantee of real property



Y. Delunata-Bebout  
Notary Public for Oregon  
My commission expires July 14, 2015

## **EXHIBIT "A"**

**A portion of Lot 65 of Fair Acres Subdivision No. 1, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which portion is more particularly described is follows:**

**Beginning at a point on the East line of said Lot 65, which point is located 395 feet North of the Southeast corner of said Lot 65; thence running West 331 feet to the West line of said Lot 65; thence running North along the West line of said Lot 65 a distance of 65.75 feet, thence running East 331 feet to the East line of Lot 65; thence running South along the East line of said Lot 65 a distance of 65.75 feet, to the place of beginning.**