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NO PART OF ANY STEVENS-NESS FORM MAY BE

2012-011818

Klamath County, Oregon



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10/24/2012 11:07:31 AM

Fee: \$37.00

Beatress Leona Fanning and Bobby Jr. Fanning
2445 5th Street, P.O. Box 233
Malin, OR 97632

Grantor's Name and Address
Elizabeth Ann Davis and Floyd W. Fanning
2612 Lost Street, P.O. Box 204
Bonanza, OR 97623

Grantee's Name and Address

After recording, return to (Name and Address):

Elizabeth Ann Davis and Floyd W. Fanning
2612 Lost Street, P.O. Box 204
Bonanza, OR 97623

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

Elizabeth Ann Davis and Floyd W. Fanning
2612 Lost Street, P.O. Box 204
Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Beatress Leona Fanning and Bobby Jr. Fanning

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Elizabeth Ann Davis and Floyd W. Fanning

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):

Commencing at the Southwest corner of Lot 7 in Block 19 of City of Malin, Oregon, extending thence West 80 ft along the line of said Block 19 to the true point of beginning; extending thence West along the North line of Canal Street extended 200 feet; thence N. 0°14' E. 197.48 feet, thence N. 38°54' E. 80.06 feet; thence East 149.97 feet, more or less, to the West line of 5th Street; thence South along the West line of 5th Street 260 feet, more or less, to the true point of the beginning.

(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 \$0. 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 _____; 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 23, 2012
by Beatress L Fanning and Bob Fanning

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Sharolyn Kay Neumeier
Notary Public for Oregon
My commission expires April 20, 2016