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2012-012077

Klamath County, Oregon



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10/31/2012 08:36:49 AM

Fee: \$37.00

 book/reel/volume No. _____ on page _____
 and/or as fee/file/instrument/microfilm/reception
 No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

 SPACE RESERVED
 FOR
 RECORDER'S USE

 JOHN P. GILLEN
 5254 CANDLELIGHT STREET
 OCEANSIDE, CA 92056

Grantor's Name and Address

 JOHN H. GILLEN
 125 EXPO PKWY #14
 ALBANY, OR 97322

Grantee's Name and Address

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

 JOHN H. GILLEN
 125 EXPO PKWY #14
 ALBANY, OR 97322

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

 JOHN H. GILLEN
 125 EXPO PKWY #14
 ALBANY, OR 97322

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOHN P. GILLEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JOHN H. GILLEN

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:

 LOT 15 IN BLOCK 5 OF TRACT 1039, YONNA WOODS, UNIT 2, ACCORDING
 TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
 COUNTY CLERK 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 \$ ONE. 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 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 13, 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.

STATE OF OREGON, County of San Diego ss.

 This instrument was acknowledged before me on October 13, 2012
 by John P. Gilen

 This instrument was acknowledged before me on _____,
 by _____,
 as _____,
 of _____

 Notary Public for Oregon California
 My commission expires 6/11/14