

2012-012918

Klamath County, Oregon



00127482201200129180030037

11/20/2012 12:27:05 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Eric G. Magnani

162 La Mancha

Sonoma, CA 95476

Until a change is requested all tax statements
shall be sent to the following address:

Eric G. Magnani

162 La Mancha

Sonoma, CA 95476

STATUTORY BARGAIN AND SALE DEED

Susan Carroll Blake-Bearry, Grantor, conveys to **Eric G. Magnani**, Grantee, the following described real property:

SPRAGUE RIVER VALLEY ACRES, BLOCK 13, LOT 15, AS PER PLAT RECORDED IN RECORDS OF KLAMATH COUNTY.

The true consideration for this conveyance is \$ 0.00, (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW THE 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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, SA DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF 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, OF CHAPTER 424, OREGON LAWS 2007

Dated this 14 day of Nov, 2012

Page 1 of 2

Bargain and Sale Deed

Continued

Susan Carroll Blake-Bearry

Susan Carroll Blake-Bearry

State of California)

) ss.

County of Napa)

This instrument was acknowledged before me on this 14 day of November, 2012

By Audina L. Chavez, Notary Public

Notary Public for

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Napa

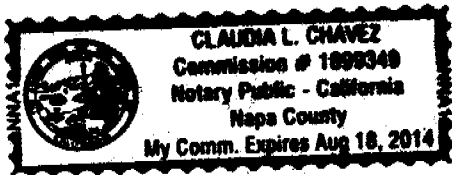
On 11.14.12
Date

before me,

Claudia L. Chavez
Here Insert Name and Title of the Officer

personally appeared

Susan Carroll Blake-Beary
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here