

Q MTC 96273-15

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Calvin L. Casebier  
P.O. Box 1121  
Crescent Lake, OR 97733

2013-001474  
Klamath County, Oregon  
02/08/2013 10:58:57 AM  
Fee: \$37.00

-BARGAIN AND SALE DEED-

Duenna L. Casebier, fka Duenna L. Crum and now known as Duenna L. Francis, Grantor, whose address is 602 Vine Street, Arapahoe, NE 68922, conveys to Calvin L. Casebier, Grantee, whose address is P.O. Box 1121, Crescent Lake, OR 97733, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The Easterly 80 feet of Lots 23 and 24, in Block 30 and Lots 1 and 2 in Block 30, CRESCENT, and also the vacated alley between said lots, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING any part of the Easterly 80 feet of Lot 23 and 24, Block 30, if any, contained in the Deeds to the State of Oregon, by and through its State Highway Commission, by Ray Clinton Campbell and Lilliam Pearl Campbell, recorded April 19, 1943 in Volume 154 at page 479 and Volume 154, page 477, Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is a dissolution of marriage property settlement.

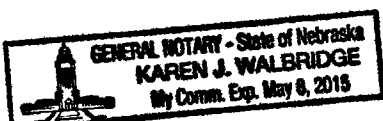
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

DATED this 5 day of February, 2013.

Duenna L Francis  
Duenna L. Francis  
fka Duenna L. Crum  
Duenna L. Casebier

STATE OF NEBRASKA )  
 ) ss.  
County of Furnas )

Personally appeared before me this 5<sup>th</sup> day of February, 2013, the above-named Duenna L. Francis, fna Duenna Crum, fna Duenna L. Casebier and acknowledged the foregoing instrument to be her voluntary act.



Karen J Walbridge  
Notary Public for Nebraska  
My Commission expires: 5/8/15

37 Amt