

15+
2073695



After recording return to:
James Stiles
20683 S Mattoon Road
Estacada, OR 97023

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

File No.: 7029-2073695 (BR)
Date: April 29, 2013

2013-004883

Klamath County, Oregon

05/07/2013 09:41:07 AM

Fee: \$42.00

THIS SPACE RESERVED FOR REC

STATUTORY BARGAIN AND SALE DEED

Merlin B Hawkins and Samice Hawkins, Grantor, conveys to **James Stiles**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The South 57 feet of Lot 3, Block 4, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$to convey title only**. (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, 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.

F.
47.-

APN: R516551

Bargain and Sale Deed
- continued

File No.: 7029-2073695 (BR)
Date: 04/29/2013

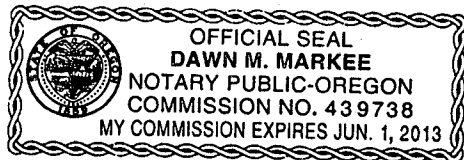
Dated this 2 day of May, 2013.

Merlin B Hawkins
Merlin B Hawkins

Samice K Hawkins
Samice Hawkins

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 2 day of May, 2013
by **Merlin B Hawkins and Samice Hawkins.**



Dawn M Markee
Notary Public for Oregon
My commission expires: June 1, 2013