FORM No. 723 – BARGAIN AND SALE DEED.

BLS   NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2013-005563

Klamath County, Oregon

0013618120130005563001010

05/17/2013 02:29:56 PM   Fee: $37.00

Dean L Phillips Sr
24920 Fifth St
Sprague River OR 97639
_____Grantor's Name and Address_____

Ronald E Norred
27022 Lane St / PO Box 293
Sprague River OR 97639
_____Grantee's Name and Address_____

After recording, return to (Name and Address):

Ronald E Norred
4751 Bellm Dr Space 7
K Falls OR 97603

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

Ronald E Norred
4751 Bellm Dr. Space 7
K Falls OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _Dean L Phillips Sr_____,
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _Ronald E_
Norred _____,
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hered-
itaments and appurtenances thereunto belonging or in any way appertaining, situated in __Klamath__ _____ County,
State of Oregon, described as follows (legal description of property):

TWP 36 RNGE 10, Block
SEC 14, Tract Por SW 4NW 4, Acres 0.28, MS x #*
Map Tax Lot R-3610-014BC-05460-000 Prop. ID R333758

* And additional property ID of R333767 R-3610-014BC-055 00-000

Legal =TWP 36 RNGE 10, Block SEC 14, TRACT POR GOV LT 13,
Acres 0.14

All structures go with land sale, including fences, new septic
electrical, water etc.
Located @ and on 24920 Fifth St. Sprague River OR 97639

(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 $__ 10,000,___. ① 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.① (The sentence between the symbols ①, 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 DETER-
MINE 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 _May 17, 2013_____,
by _DEAN LEROY PHILLIPS SR_____
_____This instrument was acknowledged before me on _____,
by _____
as _____
of _____

OFFICIAL SEAL
SUSAN M. COSTIC
NOTARY PUBLIC-OREGON
COMMISSION NO. 446650
MY COMMISSION EXPIRES FEBRUARY 15, 2014

_____
Notary Public for Oregon
My commission expires __2-15-14__

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.