



THIS SPACE RESERVED FOR RECORDER'S USE

2013-006969
Klamath County, Oregon
06/19/2013 01:36:31 PM
Fee: \$42.00

Grantor's Name and Address

Traci L. McCleary

2010 Hope Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Traci L. McCleary

2010 Hope Street

Klamath Falls, OR 97603

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

Traci L. McCleary

2010 Hope Street

Klamath Falls, OR 97603

Escrow No. MT97597-SH

Title No. 0097597

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Traci L. McCleary, formerly known as Traci L. Blair,

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

Traci L. McCleary and Mark L. McCleary, wife and husband,

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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Beginning on the North boundary of the SE1/4 of the NW1/4 at the Northwest corner of that certain tract deeded in Volume 77, page 157, Microfilm Records of Klamath County, Oregon, being a point 330 feet East of the Northwest corner of said SE1/4 of the NW1/4; thence South 80 feet; thence East 165 feet; thence North 80 feet; thence West 165 feet to the point of beginning, being in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the right of way of Hope Street.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

4/2 AMT

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.

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.

In Witness Whereof, the grantor has executed this instrument this 14 day of June, 2013, if a corporate grantor, 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.

Traci L. McCleary

Traci L. McCleary, formerly known as Traci L. Blair

State of Oregon
County of Klamath

On this 14 day of June, 2013, personally appeared before me the above named Traci L. McCleary, formerly known as Traci L. Blair, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



Howard
Notary Public for Oregon

My Commission expires: 11-18-15