

1st Courtesy

Document Prepared by:
Shawn Mehaffey

2013-007582

Klamath County, Oregon

07/02/2013 03:44:43 PM

Fee: \$57.00

When recorded, please return to:
Shawn Mehaffey
3056 Fostoria Circle
Danville, CA 94526-5563

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

James O. Rice, Lynnette G. Rice
531 Manzanita Street
Chula Vista, CA 91911-2506

Escrow No. _____
Title No. _____

Space above for Recorder's use only

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS THAT for the valuable consideration of nine-thousand, nine-hundred and fifty dollars (\$9,950.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dennis Arthur Mehaffey *[insert name of grantor]* of 336 Diablo Road, Danville, CA 94526 *[insert address of grantor]* (hereinafter referred to as the "Grantor"), does hereby bargain, sell and convey unto Shawn Patrick Mehaffey *[insert name of grantee]* of 3056 Fostoria Circle, Danville, CA 94526 *[insert address of grantee]* (hereinafter the "Grantee"), whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

See property description attached hereto as "Exhibit A".

Prior instrument reference: Book M02, Page 39144, Document No. _____, of the Public Records of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is nine-thousand, nine-hundred and fifty dollars (\$ 9,950). *[delete the following sentence if not applicable, see ORS 93.030]* However, the actual consideration consists of or includes other property or value given or promised which is [the whole/part] of the consideration.

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. 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

F-57.1

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.

DATED this 24 day of June, 2013.

(Witness)

(Print Name)

(Witness)

(Print Name)

GRANTOR(S):

Dennis Arthur Mehaffey
(Signature)

Dennis Arthur Mehaffey
(Print Name)

(Signature)

(Print Name)

Notarization

STATE OF ~~OREGON~~ CALIFORNIA)
~~ONE~~ CONTRA COSTA)
COUNTY OF ~~COUNTY~~ ONE, SS:)

On the 24th day of JUNE, 2013, Dennis Arthur Mehaffey personally appeared before me, the undersigned Notary Public, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and by his/~~her~~/their signature(~~s~~) on the within instrument, the person(~~s~~), or the entity(~~ies~~) on behalf of which the person(~~s~~) acted, executed the within instrument.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

Olin Howard Covington
Notary Public

My Commission expires: DECEMBER 31, 2013

Affiant: Known _____ Unknown ✓

ID Produced: CALIFORNIA DRIVER'S LICENSE

Affiant: Known _____ Unknown _____

ID Produced: _____

(SEAL)



EXHIBIT "A"
TO BARGAIN AND SALE DEED

[DESCRIPTION OF PROPERTY]

Lot 33 and 34, Block 33, Klamath Falls Forest Estates, Highway 66 Unit, PLAT No. 2, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(Lots 33 and 34 Mina Bird Drive, Bonanza, OR 97623)

NOTED FOR RECORD
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of CONTRA COSTA

on JUNE 24, 2013

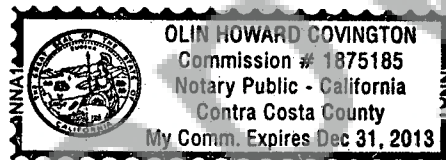
before me, Olin Howard Covington, Notary Public
(here insert name and title of the officer),

personally appeared DENNIS ARTHUR MEHAFFEY

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 Olin Howard Covington (Seal)

Description of Attached Document (optional)

Title of Document: BARGAIN AND SALE DEED

Document Date: JUNE 24, 2013 Number of Pages: 3

Signer(s) Other Than Named Above (if applicable): N/A

Signer's Name: DENNIS ARTHUR MEHAFFEY

Signer is Representing: SELF