

1st
2085785-
ALF



After recording return to:

Wendy Horton

3430 Boardman ave.
Klamath Falls, OR 97603

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

File No.: 7021-2085785 (ALF)

Date: June 24, 2013

2013-007770

Klamath County, Oregon

07/09/2013 02:51:40 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Delbert Horton and Wendy Horton, Grantor, conveys to **Wendy Horton**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.


Dated this 2 day of July, 2013.

F.
57.00

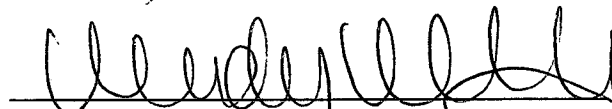
APN: R529093

Bargain and Sale Deed
- continued

File No.: 7021-2085785 (ALF)
Date: 06/24/2013



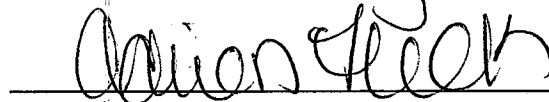
Delbert Horton



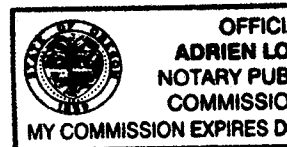
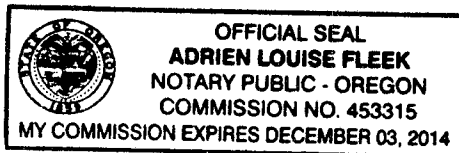
Wendy Horton

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of July, 2013
by **Delbert Horton and Wendy Horton**.



Notary Public for Oregon
My commission expires: 12-3-14



STATE OF Oregon }

COUNTY OF Klamath }

On July 3, 2013 before me, a notary public within and for said County,
personally appeared Wendy Horton, to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
_____ executed the same as free act and deed.

Adrien Fleek

Notary Public

My commission expires: 12-3-14

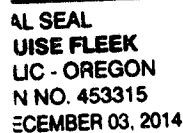
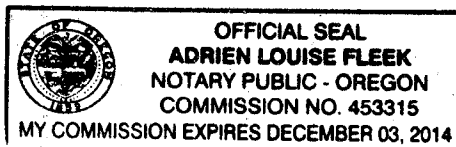


EXHIBIT A

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

A portion of Lots 1 and 2, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Lot 1, Block 3, which bears North 89° 40' West a distance of 70.0 feet from the Northeast corner of said Lot 1; thence continuing North 89° 40' West along the North line of said Lot 1, a distance of 83.48 feet to a point; thence South 0° 00' 09" East a distance of 217.68 feet to a point on the South line of said Lot 2, Block 3; thence South 89° 39' 19" East along said South line a distance of 83.46 feet to a point being North 89° 39' 19" West distance of 70.00 feet from the Southeast corner of said Lot 2; thence North 0° 00' 16" East a distance of 217.7 feet more or less, to the point of beginning.