

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPP

2013-011208

Klamath County, Oregon



00143211201300112080020021

10/02/2013 11:36:50 AM

Fee: \$42.00

Lela DeSpain

P.O. Box 308

Midland, OR 97634

Grantor's Name and Address

Timothy DeSpain

P.O. Box 308

Midland, OR 97634

Grantee's Name and Address

After recording, return to (Name and Address):

~~Timothy DeSpain~~ Timothy W. DeSpain

P.O. Box 308

Midland, OR 97634

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

Timothy W. DeSpain

P.O. Box 308

Midland, OR 97634

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lela DeSpain and Timothy W. DeSpain, also known as Timothy W. DeSpain, Sr., as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Timothy W. DeSpain, Sr., 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

SEE EXHIBIT 'A' WHICH IS MADE A PART HEREOF BY THI REFERENCE.

(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 \$1.00. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 10/21/13; 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 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.

STATE OF OREGON, County of Klamath ss.

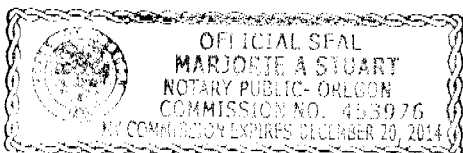
This instrument was acknowledged before me on 10/21/13 by Timothy W. DeSpain Sr. & Lela DeSpain

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 12/20/14

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 23 and 24, Block 6, MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated alley which inured thereto, vacated by order dated May 3, 1979 and recorded in Volume M79, page 2383, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for right of way in Volume 103 at page 478, Deed Records of Klamath County, Oregon.