

After recording return to:
Todd W. Teaford
1936 LAKESHORE DR
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements shall be sent
to the following address:
Todd W. Teaford
1936 LAKESHORE DR
KLAMATH FALLS, OR 97601

2013-013095
Klamath County, Oregon



00145506201300130950020029

11/25/2013 02:07:17 PM

Fee: \$42.00

STATUTORY
BARGAIN AND SALE DEED

Aaron A. Powless, Grantor, conveys to Todd W. Teaford, Grantee, the following described real property
situated in Klamath County, Oregon, to-wit:

See Attached EXHIBIT "A"
Legal Description

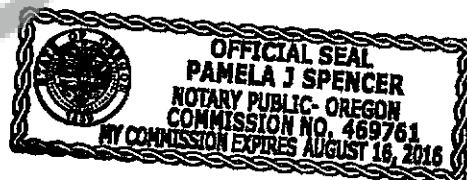
Subject to the all liens, encumbrances and easements of record.

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.

The true consideration for this conveyance is \$290,000.00 (Here comply with the requirements of ORS 93.030).

Dated: October 17, 2013.

Aaron A. Powless



STATE OF OREGON } ss
County of Klamath

This instrument was acknowledged before me on October 17, 2013
by Aaron A. Powless

Notary Public for Oregon

My commission expires 8/16/16

EXHIBIT 'A'
LEGAL DESCRIPTION

Parcel 1: (645 Broad Street)

Lots 21A, 21B, 21C, 22A, 22B, 23A, 23B, 24A, 24B, 25A, 25B, 27A, 27B, 28A, 28B, 29A, 29B, 30A, and 30B, in Block 6, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: (605 Broad Street)

Lots 26A and 26B, Block 6, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3: (4738 Sturdivant Avenue)

Lot 9 in Block 7 of TRACT 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 4: (1613 Austin Street)

Lot 2 in Block 3 of SUNNYLAND, a Resubdivision of the South 10 acres of Tract 31 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.