

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2014-007029

Klamath County, Oregon



00155570201400070290010018

07/02/2014 10:51:30 AM

Fee: \$42.00

SARAH A. DEXTER  
 P.O. Box 375  
 SPRAGUE RIVER, OR 97639  
Grantor's Name and Address  
 BART HAZEN BALLARD  
 P.O. Box 302  
 SPRAGUE RIVER, OR 97639  
Grantee's Name and Address

After recording, return to (Name and Address):

SARAH A. DEXTER  
 P.O. Box 375  
 SPRAGUE RIVER, OR 97639

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

SARAH A. DEXTER  
 P.O. Box 375  
 SPRAGUE RIVER, OR 97639

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SARAH A. DEXTER

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

BART HAZEN BALLARD

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):

An undivided 1/6 interest in the land, not the buildings.  
 Township 36 South, Range 10 East, Willamette Meridian  
 Section 3: That part of South 1/2 of Northeast 1/4 that lay Northeast  
 of the Sprague River Highway 79 acres M/L  
 Subject to: rights, rights of way, easements of record, those  
 apparent on the land and Grantor reserves for Grantee an  
 undivided interest in irrigation system & pump for as  
 long as Grantee pay 1/6 of cost of power & maintenance.

(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 \$ 0. 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. (The sentence between the symbols ®, 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 8-1-2014; 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.

Sarah A. Dexter

STATE OF OREGON, County of Klamath

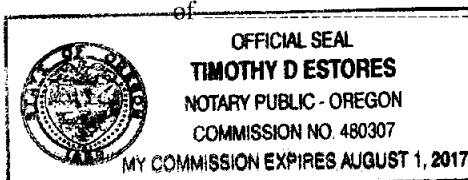
This instrument was acknowledged before me on July 2, 2014  
 by Sarah Dexter

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires

8/1/2017