

BARGAIN AND SALE DEED

2014-011474

Klamath County, Oregon

10/31/2014 02:13:50 PM

Fee: \$47.00

After recording, return to:

Wallace Budden

1249 N. Valley View Rd.

Ashland, Oregon 97520

Until a change is requested, all tax statements are to be sent to:

Wallace Budden

1249 N. Valley View Rd.

Ashland, Oregon 97520

KNOW ALL MEN BY THESE PRESENTS, that **Starla Budden**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to **Wallace A. Budden**, hereinafter called Grantee, and unto Grantee's successors and assigns, all of grantor's right and title to that certain property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Section 9: NW 1/4 SE 1/4; Section 10: SE 1/4; NE 1/4; E 1/2 NW 1/4; S 1/2 SW 1/4 (excepting therefrom the house and 1/2 acre in S 1/2 SE 1/4 of Section 10); Section 15: NE 1/4 NE 1/4 NW 1/4 NE 1/4, except the South 465.44 feet thereof, and EXEMPTING THEREFROM that portion thereof conveyed to Klamath County, political subdivision of the State of Oregon for Old Fort Road by warranty deed dated February 25, 1983, recorded March 19, 1983 in Volume M 83, Page 4585, Microfilm Records of Klamath County, Oregon.

Township 38, South Range 9 East of the Willamette Meridian, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00. The purpose of this deed is to transfer all grantor's interest in the property herein described, as established by Order of the Klamath County Circuit Court in consolidated cases 09-03922Cv and 10-00997CV dated August 5, 2010, to **Wallace A. Budden**.

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 AND 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 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the Grantor has executed this instrument this June 16, 2014.

GRANTOR:

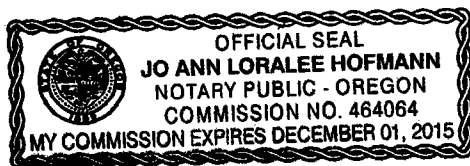
Starla Budden
Starla Budden

STATE OF OREGON }
County of Marion } ss.

June 16, 2014

Personally appeared the above-named Starla Budden and acknowledged the foregoing to be her voluntary act and deed.

Before me:



Jo Ann Lorelee Hofmann
Notary Public for Oregon
My Commission expires: 12/1/15