

BARGAIN AND SALE DEED

2014-011475

Klamath County, Oregon

10/31/2014 02:13:50 PM

Fee: \$52.00

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 **Michael Smith fka Michael 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 6-17, 2014.

GRANTOR:

Michael Smith
Michael Smith fka Michael Budden

STATE OF CALIFORNIA }
County of Del Norte } ss.

June 17th, 2014

Personally appeared the above-named Michael Smith fka Michael Budden and acknowledged the foregoing to be his voluntary act and deed.

Before me:

Karen L. Phillips
Notary Public for California
My Commission expires: 01/26/2017



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of DEL NORTE

On 6/17/2014 before me, KAREN L. PHILLIPS, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared Michael Smith

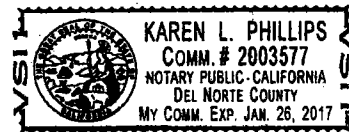
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karen L. Phillips
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Purchase & Sale Agmt
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 6 Document Date 6/17/14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document