



UBS Financial Services, Inc. FKA Paine Webber

2015-000622
Klamath County, Oregon
01/23/2015 09:35:35 AM
Fee: \$47.00

Grantor's Name and Address

Debra Gardner
135 Pine Lake Drive
Eagle Point, OR 97524

Grantee's Name and Address

After recording return to:
Debra Gardner
135 Pine Lake Drive
Eagle Point, OR 97524

Until a change is requested all tax statements
shall be sent to the following address:

Debra Gardner
135 Pine Lake Drive
Eagle Point, OR 97524

Escrow No. MT101071SH
Title No. 0101071
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **UBS Financial Services, Inc., formerly known as Paine Webber, as the custodian for Debra Gardner who acquired title as Debra Dixon**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Debra Gardner, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Parcel 2 of Land Partition 63-96 situated in the SW1/4, and the N1/2 SE1/4 of Section 29 and the NW1/4 of Section 32, All in Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

4700

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.

In Witness Whereof, the grantor has executed this instrument this 13th day of January, 2015; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

USB Financial Services, Inc.

By: [Signature]
Bethany J. Cichy, as Director/Complex Administrative Manager

State of Oregon
County of Multnomah

This instrument was acknowledged before me on January 13, 2015 by Bethany J. Cichy, as Director/Complex Administrative Manager for USB Financial Services, Inc., formerly known as Paine Webber.

[Signature]
(Notary Public for Oregon)

My commission expires September 13, 2015

