



THIS SPACE RESERVED FOR

**2016-000300**  
**Klamath County, Oregon**  
01/12/2016 11:42:08 AM  
Fee: \$52.00

Martine Vieira  
540 Sudan Pl.  
Billings, MT 59105  
Grantor's Name and Address

Edwin J. Vieira  
32821 Sprague River Road  
Sprague River, OR 97639  
Grantee's Name and Address

After recording return to:  
Edwin J. Vieira  
32821 Sprague River Road  
Sprague River, OR 97639

Until a change is requested all tax statements  
shall be sent to the following address:  
Edwin J. Vieira  
32821 Sprague River Road  
Sprague River, OR 97639

File No. 80859AM

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Martine Ginestar-Vieira, who acquired title as Martine Vieira,**

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

**Edwin J. Vieira,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**Legal description attached hereto and made a part hereof marked Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **Per Dissolution of Marriage**. 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.

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.

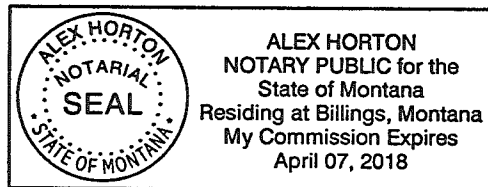
In Witness Whereof, the grantor has executed this instrument this 31 day of December, 2015; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Martine Ginestar-Vieira  
Martine Ginestar-Vieira

State of Montana } ss  
County of Yellowstone

On this 31 day of December, 2015, before me, Alex Horton, a Notary Public in and for said state, personally appeared Martine Ginestar-Vieira, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alex Horton  
Notary Public for the State of Montana  
Residing at: Billings, MT  
Commission Expires: April 07, 2018



## EXHIBIT "A"

A tract of land situated in the NW1/4 of Section 23, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the NW1/4 of said Section 23 lying Northeasterly of the Sprague River Highway.

ALSO

That portion of the NE1/4 of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Sprague River Highway, as created by and approved in PLA-15-05.