

2016-005664

Klamath County, Oregon



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05/31/2016 03:03:06 PM

Fee: \$47.00

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

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

Michael M. Hubbard
37820 Jones Rd
Bannock, OR 97623

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

James M. & Marjorie R. Hubbard
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Michael M. Hubbard - John H. Hays
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, to-wit: *see attached legal description Ex. A*

*Reserving a life estate to the
grantor herein*

(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. ① 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. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of *Klamath*

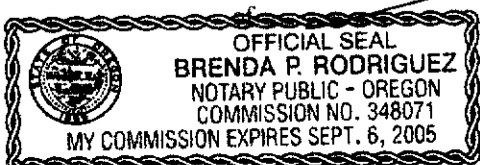
This instrument was acknowledged before me on

by *Marjorie R. Hubbard & James M. Hubbard*

This instrument was acknowledged before me on

by _____

as _____



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires *9-6-05*

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 11 and 12, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1 through 5, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

PARCEL 3

A triangular parcel of land in FIRST ADDITION TO BONANZA, lying North of North Street, Southeast of Mills Street, and West of the East line of First Addition to Bonanza, ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded on April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the right of way of Lost River.