

2016-005737
Klamath County, Oregon
06/02/2016 10:38:52 AM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

Felicia Cox
8711 Faircliff Lane
Klamath Falls, OR 97603
Grantor's Name and Address

AmeriTitle
MTC 1326-11707

Roger Townsend
5581 Lockford Drive
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Roger Townsend
5581 Lockford Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Roger Townsend
5581 Lockford Drive
Klamath Falls, OR 97603

Escrow No. MT78303-KR

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Felicia Cox, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Roger Townsend and Vicki Townsend, as tenants by the entirety, 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

Lot 17 in Block 2 of TRACT 1228 - LOCKFORD according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

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 **\$165,000.00**.

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

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 this 16th day of February, 2007; 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.

Felicia Cox
Felicia Cox

State of Oregon
County of KLAMATH

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This instrument was acknowledged before me on February 16, 2007 by Felicia Cox.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

