

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2016-010846

Klamath County, Oregon



00193587201600108460020027

10/12/2016 01:07:03 PM

Fee: \$47.00

RECORDER'S USE

Roger + Shirley Walker  
 204 Peach St.  
 Klamath Falls, OR 97601

Grantor's Name and Address

William J + Judith A McDonald  
 10725 Cull Canyon Rd  
 Castro Valley Ca 94552

Grantee's Name and Address

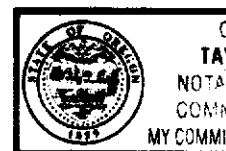
After recording, return to (Name and Address):  
 William J + Judith A McDonald  
 10725 Cull Canyon Rd.  
 Castro Valley Ca 94552

Until requested otherwise, send all tax statements to (Name and Address):  
 William J + Judith McDonald  
 10725 Cull Canyon Rd  
 Castro Valley Ca 94552

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ROGER & SHIRLEY WALKER  
~~WILLIAM J + JUDITH A McDONALD~~ W, RTW  
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
~~WILLIAM J + JUDITH A McDONALD~~  
 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 (legal description of property):

LONG PINE ON THE SPRAGUE, BLOCK 5 LOT 9



(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 \$ 4500.00. 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. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 10-11-16; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Shirley Walker  
Roger J Walker

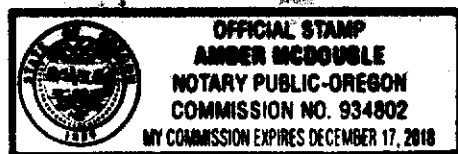
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 10-11-16,by Shirley Walker

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires

Dec 17, 2018

# INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon } ss.  
County of Clatsop

On this the 12 day of October (Mo.), 2016 (Yr.), before me,

Taylor Rhodes the undersigned Notary Public,  
Name of Notary Public

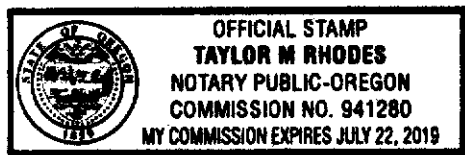
personally appeared Roger Walker  
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ 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 for the purposes therein stated.

WITNESS my hand and official seal.



Taylor M. Rhodes  
Signature of Notary Public  
Notary Public  
expiration 07-22-19

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

## OPTIONAL

Not required by law, this information can be useful to those relying on the document and prevent fraud.

### Description of Any Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here