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10/31/2016 12:18:37 PM

Fee: \$42.00

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.

Space Reserved  
for  
Recorder's Use

Witness my hand and seal of County affixed,

Name Title

By \_\_\_\_\_, Deputy.

Returned at Counter

Winifred Marsden
1345 Virginia Way
La Jolla , California 92037
Grantor's Name and Address
James, Robin and Winifred Marsden
1492 Lakeshore Dr
Klamath Falls. OR 97601
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
James Marsden
1492 Lakeshore Dr
Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to (Name, Address, Zip)
James Marsden
1492 Lakeshore Dr
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that Winifred Marsden  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \_\_\_\_\_  
James Marsden, Robin Marsden and Winifred Marsden

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:

**MT SCOTT MEADOW, BLOCK 15, LOT 8**

Tax Account No. **R82617** Map Tax Lot No.: **R-3107-012A0-05700-000**

(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 \$ 10.00 (Ten). (here comply with the requirements of ORS 93.930)

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 October 28, 2016: if  
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly  
authorized to do so by order of its board of directors.

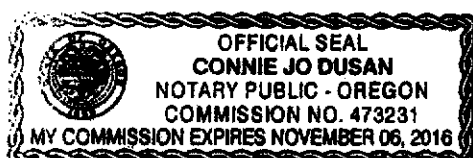
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE  
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,  
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,  
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, ABD 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO  
11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Winifred Marsden

STATE OF OREGON, County of Klamath ss.

On Oct. 28, 2016, personally appeared before me, Connie Jo Dusan the  
above named Winifred Marsden

and acknowledged the foregoing instrument to be their voluntary act and deed.



Connie Jo Dusan  
Notary Public of Oregon

My commission expires: Nov 6, 2016