

95705

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Gaylord H. Guinn

David L. Mason and

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Guinn and Beulah I. Guinn, husband and wife

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ of Lot 45 in Block 48, Klamath Falls Forest Estates Highway 66 UNIT PLAT NO. 2, Klamath County, Oregon, as measured along the East line.

Subject, however, to the following:

1. Subject to undivided one-half interest in mineral rights as reserved in deed from Glen C. Lorenz and Kathryn Lorenz to J. L. Sparreborn, recorded September 2, 1933, in Deed Volume 101 at page 384, Records of Klamath County, Oregon.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit Plat No. 2.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,200.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of November, 1974, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

David L. Mason
David L. Mason

Gaylord H. Guinn
Gaylord H. Guinn

STATE OF OREGON,

County of Klamath

December 12, 1974

Personally appeared the above named David L. Mason and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

Margaret E. Hocking
Notary Public for Oregon

My commission expires: 3-19-77

STATE OF OREGON, County of

19

ss.

Personally appeared

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(SEAL)

OKLAHOMA

STATE OF OREGON

County of Muskogee

ss.

BE IT REMEMBERED, That on this 18th day of November, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Gaylord H. Guinn

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Orange W. Saxon
Notary Public for Oklahoma
My Commission expires 10-2-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of GOAKEY & HARNISH

this 12th day of DECEMBER A.D., 1974 at 3:55 o'clock P.M., and duly recorded in

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GOAKEY & HARNISH

Attorneys At Law

431 Main Street

Klamath Falls, Oregon 97601

WM. D. MILNE, County Clerk

By *Harold J. Smith* Deputy

RECEIVED 3-5-77