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BARGAIN AND SALE DEED

Vol. 76 Page 20140

KNOW ALL MEN BY THESE PRESENTS, that the City of Klamath Falls, a municipal corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Walter R. & Barbara Richartz, Husband & 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 City of Klamath Falls, County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10, Block 3, Tract 1091, Lynnewood, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land.

To have and 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 Seven Thousand Five Hundred & 00/100ths Dollars (\$7,500.00).

By accepting this deed, grantee acknowledges that he has received, read and understands the amended Lynnewood Covenants as recorded in Volume M-76, Pages 8487 to 8492 in the Klamath County Clerk's Office.

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 30th day of November, 19 76; 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.

CITY OF KLAMATH FALLS, by:

George C. Flitcraft
Mayor

Harold Derrah
Recorder

STATE OF OREGON,)
COUNTY OF KLAMATH.) SS.

Personally appeared before me the undersigned, a Notary Public for said State, the within named George C. Flitcraft, Mayor, and Harold Derrah, Recorder, both officers of the City of Klamath Falls, Oregon, a municipal corporation, who severally acknowledged that as such Mayor and Recorder and for and on behalf of the City of Klamath Falls, Oregon, they each signed and delivered the foregoing Bargain and Sale Deed on the day and year therein written pursuant to a motion passed by the Common Council of the City of Klamath Falls, Oregon.

WITNESS my hand and official seal this 30th day of November, 19 76.

Linda Smith
Notary Public for Oregon
My Commission Expires: 9-19-80

AFTER RECORDING RETURN TO: City of Klamath Falls, 226 S. 5th, Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Walter R. & Barbara Richartz, 811 Hillside, Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of DECEMBER A.D., 19 76 at 10:39 o'clock A.M., and duly recorded in Vol. M 76, of DEEDS on Page 20140.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Kazil Drazil Deputy