

1-1-78

46759

BARGAIN AND SALE DEED

Vol. <sup>m</sup> 78 Page 7351

KNOW ALL MEN BY THESE PRESENTS, That NEAL PARL MCKELLIPS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BERNICE JOANN MCKELLIPS, a single woman, hereinafter called grantor, hereinafter called grantees, and unto grantees'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:

Lot 2. Block 12, Tract 1003 of Third Addition to Moyina In Klamath County, Oregon.

SUBJECT TO: (a) Mortgage, including the terms and provisions thereof, executed by Charles Helgerson, Jr. and Judy A. Helgerson, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans' Affairs, dated April 26, 1972, recorded April 26, 1972, in Volume M72, page 4461, Microfilm records of Klamath County, Oregon, to secure the payment of a promissory note dated April 26, 1972, in the amount of \$19,800.00.

(b) Mortgage, including the terms and provisions thereof, executed by Neal P. McKellips and Joann B. McKellips, husband and wife, to Ronald Charles Helgerson, Jr. and Judy A. Helgerson, husband and wife, dated February 13, 1975, recorded February 18, 1975, in Mortgage Volume M75, page 1891, Microfilm records of Klamath County, Oregon, to secure the payment of \$2,300.00.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$5,000.00.

However, the grantor hereby warrants that the above described property is free and clear of all liens, mortgages, judgments, taxes, and other encumbrances, except as otherwise stated herein.

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 21 day of April, 1978; 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.

X *Neal Parl McKellips*  
Neal Parl McKellips

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
April 21, 1978.

Personally appeared the above named  
NEAL PARL MCKELLIPS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4/24/82

MPCK Neal Parl McKellips

Notary Public for Oregon

My commission expires Apr. 29, 1978

GRANTOR'S NAME AND ADDRESS

Ms. Bernice JoAnn McKellips  
1045 Thomas Drive  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Ms. Bernice JoAnn McKellips  
1045 Thomas Drive  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ms. Bernice JoAnn McKellips  
1045 Thomas Drive  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

who, being duly sworn, 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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of April, 1978, at 1:51 o'clock P. M., and recorded in book M78 on page 7951 or as file/reel number 66759, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Deborah A. Milne* Recording Officer  
Deputy

Fee \$3.00

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