

1-1-74

53666

BARGAIN AND SALE DEED

Vol. M 78 Page 18311

KNOW ALL MEN BY THESE PRESENTS, That STANLEY S. TORNBOM, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VIRGINIA A. TORNBOM,

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 North one-half of the Southeast Quarter Northeast Quarter Northeast Quarter (1/2 SE1/4 NE1/4 NE1/4) Section 12, Township 23 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon,

SUBJECT TO a 30.00 foot easement along the West line thereof for a roadway and

TOGETHER WITH the right to use the "Limited River Recreation Area" created by Brooks Resources Corporation in Wagon Trail Ranch subject to the rules and regulations provided for in the Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch.

(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 \$ love and affection

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 August, 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.

Stanley S. Tornbom  
STANLEY S. TORNBOM

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Deschutes

August 18, 1978

Personally appeared the above named Stanley S. Tornbom

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

Alvin J. Gray  
Notary Public for Oregon  
My commission expires 10-1-80

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

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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)

STANLEY S. TORNBOM  
3093 Pualei Circle, #201  
Honolulu, Hawaii 96815  
GRANTOR'S NAME AND ADDRESS

VIRGINIA A. TORNBOM  
3093 Pualei Circle, #201  
Honolulu, Hawaii 96815  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Alvin J. Gray  
P. O. Box 1151  
Bend, OR 97701  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Stanley S. Tornbom  
3093 Pualei Circle, #201  
Honolulu, Hawaii 96815  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of August, 1978, at 10:06 o'clock A.M., and recorded in book N78 on page 18311 or as file/reel number 53666, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By Bernetha Adetch Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE

378 AUG 18 1978

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