

68479

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That COMMUNICEPT CORPORATION, an Oregon corporation, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD R. COURSER, hereinafter called grantor, and ODETTA A. COURSER, husband and wife, hereinafter called grantees, 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:

Lots 1 and 2 in Block 19 of OREGON PINES, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon.

the above described land is sold exclusive of any and all mineral gas or oil rights which right are to remain vested in the title of Communicept Corporation.

(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 \$ fulfillment of contract. However, the actual consideration consists of or includes other property or value given or promised which is tract the whole 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 14 day of Dec, 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.

COMMUNICEPT CORPORATION

By: [Signature]

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Multnomah, 1978

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Multnomah, 1978

Personally appeared John P. Poling, 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 Communicept 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 on 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.

[Signature] Notary Public for Oregon

My commission expires 12/26/1981

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 19th day of JANUARY, 1979, at 12:13 o'clock PM, and recorded in book 179, on page 13, or as the real number 6020. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE