

1-1-74

X31514 63016

BARGAIN AND SALE DEED

Vol. 79 Page 4220

KNOW ALL MEN BY THESE PRESENTS, That Lane Duncan, an unmarried man

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ernest C. Basham, a single man 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:

Lot 97 in Block 31 of FOURTH ADDITION TO NIMROD RIVER PARK and all that portion of Lot 1 in Block 31 of FOURTH ADDITION TO NIMROD RIVER PARK lying easterly of a line that runs from the Southeast corner of Lot 97 in Block 31 of Fourth Addition to Nimrod River Park to the Northwest corner of Lot 22 in Block 24 of Third Addition to Nimrod River Park, All According to the Official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon
SUBJECT TO: Covenants, Conditions, Restrictions, easements, rights and rights of way of record and apparent on the ground

(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.

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$2,200.00. (The sentence between the symbols (H), 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 26th day of February, 1979; 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)

STATE OF OREGON,

County of _____

ss.

, 19 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

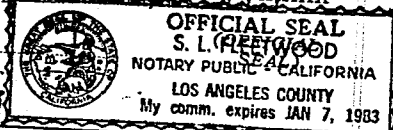
My commission expires _____

CALIF
STATE OF OREGON, County of K. A.
2-13-1979 ss.

Personally appeared LANE DUNCAN

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

Before me:
Notary Public for Oregon CALIF.
My commission expires: 1-7-83



Lane Duncan
221 Hindry St.
Inglewood, Ca.

GRANTOR'S NAME AND ADDRESS

Ernest C. Basham
6334 Simpson Ave
No. Hollywood, Ca. 91606

After recording return to:

Ernest C. Basham

NAME, ADDRESS, ZIP

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

Ernest C. Basham
6334 Simpson Ave.
No. Hollywood, Ca. 91606

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of February, 1979, at 10:17 o'clock A.M., and recorded in book M79 on page 4220 or as file/reel number 63016

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice Shelsch Recording Officer
Deputy

Fee \$3.00