

BARGAIN AND SALE DEED

Vol. 1779 Page 14931

1-1-74

K 31692-69536

KNOW ALL MEN BY THESE PRESENTS, That GARLAND D. MOULLET and JEAN A. MOULLET,

hereinafter called grantor, husband and wife

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WALLACE V. TEUSCHER and JOAN W. TEUSCHER, husband and 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 County of Klamath State of Oregon, described as follows, to-wit:

The Northeast Quarter of Section 26, Township 36 South, Range 11 East of the Willamette Meridian.

SUBJECT TO roads, highways, reservations, restrictions and easements of record, and any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305 at page 521, Deed Records of Klamath County, Oregon.

GRANTOR warrants that the property described above has frontage of 60 feet or more on the Sprague River Hiway.

(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 \$ 38,738.03

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 19.76; day of February, 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.

Garland D. Moullet  
Jean A. Moullet

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Linn ss.  
April 6, 19.76

Personally appeared the above named Garland D. Moullet and Jean A. Moullet

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

Notary Public for Oregon  
My commission expires Dec. 11, 19.78

STATE OF OREGON, County of Linn ss.  
April 6, 19.76

Personally appeared \_\_\_\_\_, 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: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 1979, at 10:02 o'clock A.M., and recorded in book 1779 on page 14931 or as file/reel number 69537

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

M. D. Milne  
Recording Officer  
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Dr. W. V. Teuscher  
300 W. 39th  
Vancouver, Wa  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE