

71346

BARGAIN AND SALE DEED

Vol. ^M79 Page 17833

KNOW ALL MEN BY THESE PRESENTS, That

Richard S. Shuck and Betty J. Shuck, H & W, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SUBURBAN BOOK EXCHANGE, INC., an Oregon corporation 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:

All of Tract 35 of Pleasant Home Tracts #2, Excepting therefrom the westerly 112 feet thereof, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Contract of Sale wherein Stephen Petric and Ann Petric, husband and wife, and Ann Marie Petric, are Vendors and Richard S. Shuck, and Betty J. Shuck, husband and wife are Vendees.

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 \$ None. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

However, the actual consideration consists of or includes other property or value given or promised which is 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 7 day of November, 1976, 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)

Richard S. Shuck
Betty J. Shuck

STATE OF OREGON,

County of Klamath } ss.

November 7, 1976

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

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.

Notary Public for Oregon
My commission expires: _____

(SEAL)

Personally appeared the above named Richard S. Shuck & Betty J. Shuck acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

Richard S. Shuck

328 Grenada Way

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Suburban Book Exchange, Inc.
2247 Homedale Road
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Suburban Book Exchange, Inc.
c/o 2247 Homedale Road
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

After recording return to:

Suburban Book Exchange, Inc.
c/o 2247 Homedale Road
Klamath Falls, OR 97601

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

BETTY J. SHUCK
3928 GRENADA WAY
K. F. OR.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of July, 1979, at 4:07 o'clock P. M., and recorded in book M79 on page 17833 or as file/reel number 71346.

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

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00

279 JUL 26 PM 4 07

Cal 3.00