

78838

BARGAIN AND SALE DEED

38-20786  
1779  
29928

KNOW ALL MEN BY THESE PRESENTS, That Lupe Brown, who took title as Lupe Miller, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Certified Mortgage Company, an Oregon Corp.

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 that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly and Easterly of the Sprague River.

(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 \$ 3,700.00

~~Howsoever the consideration herein stated is paid or to be paid, the same shall not be deemed to be a condition precedent to the validity of this deed, but shall be deemed to be a condition subsequent, and in case of non-payment of the same, the grantor shall be entitled to rescind this deed and to recover the property hereinafter described.~~

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 21 day of December, 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.

*Lupe Brown*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 21, 1979.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
Lupe Brown, who took title as  
Lupe Miller,

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

\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

**CERTIFIED MORTGAGE CO.**  
836 KLAMATH AVENUE  
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

*No Change*

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 31st day of December, 1979, at 3:31 o'clock P M., and recorded in book reel volume No. 1179 on page 29928 or as document/fee/file/instrument/microfilm No. 78838, Record of Deeds of said county.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Wm. D. Milne  
NAME TITLE

By *Richard A. Hetch* Deputy

Fee \$3.50