

1-1-74

86406

BARGAIN AND SALE DEED

Vol. M80 Page

12286

KNOW ALL MEN BY THESE PRESENTS, That GEORGE ZUPAN and JOAN PAULINE ZUPAN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARY A. KNIGHT

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:

An undivided .035 interest in and to the following-described real property, to-wit: SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 29, SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 30, except that portion conveyed to Klamath County on January 31, 1958, in Volume 297, Page 256, deed records of Klamath County, Oregon; E $\frac{1}{2}$ NE $\frac{1}{4}$ , Section 31, less the following-described property: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 31, thence East 150 feet; thence North 150 feet; thence West 150 feet; thence South 150 feet to the place of beginning, containing 0.5 acre, more or less; and NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 32, all in Township 39 S., R. 9 E.W.M. SUBJECT TO that certain mortgage given to The Federal Land Bank of Spokane in the principal amount of \$ 115,000.00, dated Apr 24, 1980, recorded May 2, 1980, in Volume M-80, Page 8136, mortgage records of Klamath County, Oregon. Grantee assumes and agrees to pay her proportionate share of said mortgage, including interest accrued or to accrue thereon.

(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 \$ 4,900.00.

~~HOWEVER, THE ABOVE CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY BY VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION (Indicate which) OF THE PROPERTY DESCRIBED IN THIS DEED OR RECORDS THEREOF.~~

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 1st day of July, 19 80, 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 KLAMATHJune July 1, 19 80

Personally appeared the above named

GEORGE ZUPAN and JOAN PAULINE ZUPAN, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12/23/82STATE 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 \_\_\_\_\_

\_\_\_\_\_ 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary A. Knight  
303 S. Eldorado  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mary A. Knight  
303 S. Eldorado  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of July, 1980, at 9:51 o'clock AM, and recorded in book/reel/volume No. M80 on page 12286 or as document/fee/file/instrument/microfilm No. 86406, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
NAME TITLE  
By Bernetha H. Hetch Deputy

Fee \$3.50