

93652

BARGAIN AND SALE DEED (INDIVIDUAL)

24088

RICKY DEAN HARGROVE and CATHERINE MARIE HARGROVE

to THOMAS E. ABRAMS and COLEEN E. ABRAMS, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:  
 Lot 21, Block 5, Tract No. 1025, WINCHESTER, in the County of Klamath,  
 State of Oregon.

SUBJECT TO: SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is \$ 41,000.00.Dated this 12th day of December, 19 80.

Ricky Dean Hargrove  
Catherine Marie Hargrove

STATE OF OREGON, County of Klamath ) ss.

On this 12th day of December, 19 80 personally appeared the above-named  
Ricky Dean Hargrove and Catherine Marie Hargrove and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-30-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property, or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

BARGAIN AND SALE DEED  
(INDIVIDUAL)

TO

After Recording Return to:  
 Mr. and Mrs. Thomas E. Abrams  
 4306 Pepperwood, City, 97601  
 Send Taxes To: Lomas & Nettleton  
 1000 Plaza 600 Building  
 Seattle, Washington 98101

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 9, 1971 in Book M-71 at page 9617.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
6. Contract, including the terms and provisions thereof, dated July 15, 1976, recorded July 16, 1976 in Book M-76 at page 10872, Administrator of Veterans' Affairs, an officer of the United States of America, Vendor, Ricky D. Hargrove, Vendee. By Deed recorded January 13, 1977 in Book M-77 at page 729, Ricky D. Hargrove conveyed half interest to Catherine Marie Hargrove to create tenants by the entirety, which Contract the Grantees herein assume and agree to pay according to the terms as contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 12th day of December A. D. 1980 at 3:43 clock P.M., and  
duly recorded in Vol. M80, of Deeds on Page 24088

Wm D. MILNE, County Clerk

*E. J. Penner*

Fee \$7.00