

96343

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES RICHARD LEWIS and

AUDREY LOUISE LEWIS, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES RICHARD LEWIS and AUDREY LOUISE LEWIS and FLYING REALTY & ASSOCIATES, INC. 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:

Lot 12 in Block 1 of Tract 1033, Keno Hillside Acres, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

The above-named grantees shall be vested with title to the above-described property in the following manner:

1. James Richard Lewis and Audrey Louise Lewis, husband and wife, shall be vested with an undivided 50% interest which between themselves they shall hold as tenants by the entireties and with Flying Realty & Associates, Inc. as tenants in common.
2. Flying Realty & Associates, Inc. shall be vested with an undivided 50% interest as tenants in common with James Richard Lewis and Audrey Louise Lewis, husband and wife.

In full satisfaction of real estate commission agreement.

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 \$6,500.00. 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 4th day of February, 1981; 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.

James Richard Lewis
Audrey Louise Lewis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Malheur

February 4, 1981

ss.

STATE OF OREGON, County of _____, 19____ ss.

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 _____

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)

Before me:

B. B. Schluenger

Notary Public for Oregon

My commission expires 8/25/83

Notary Public for Oregon

My commission expires:

Personally appeared the above named

James Richard Lewis and

Audrey Louise Lewis

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

Before me:

B. B. Schluenger

Notary Public for Oregon

My commission expires 8/25/83

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Lewis

1148 S. W. 12th Ave.

Ontario, Oregon

NAME, ADDRESS, ZIP

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

James R. Lewis

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of February, 1981, at 11:36 o'clock A.M., and recorded in book/reel/volume No. M81 on page 3295 or as document/fee/file/instrument/microfilm No. 96343, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By Bernetha J. Detoch Deputy

fee \$3.50

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