

BARGAIN AND SALE DEED

Vol. 78 / Page 19429

6235

KNOW ALL MEN BY THESE PRESENTS, That Justin C. Tallman, Trustee, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George R. Nicholson and Nancy Nicholson, husband and wife 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:

See Exhibit "A" attached hereto and made a part hereof.

(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 \$90,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of February, 1980; 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.

x Justin C. Tallman, Trustee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Multnomah
February 6, 1980

Personally appeared the above named Justin C. Tallman, Trustee

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

Before me, Maria R. Tallman
Notary Public for Oregon
My commission expires 1-21-81

(OFFICIAL SEAL)

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, _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

OF O

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alan M. Henderson
236 Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

George R. Nicholson
2365 Daggett
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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 _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

Block 108: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
 Block 128: Lots 1, 2, 3, 4, 5, 7, 12, 13 and 14
 Block 129: All
 Block 130: All
 Block 131: All
 Block 132: Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12
 Block 140: All
 Block 141: Lots 1, 2, 3, and 4
 Block 142: Lots 1, 2, 3, 4 and 6
 Block 143: Lots 1, 2 and 3
 Block 144: All
 Block 145: Lots 1, 2 and 3
 Block 146: All
 Block 147: All
 Block 148: Lots 3, 4, 5, 6 and 7
 Block 149: All
 Block 150: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21 and 22.
 SAVING AND EXCEPTING the West 50 feet of Lots 15,
 16, 17 and 18.
 Block 151: Lots 1, 2, 3, 4, 5, 6 and 7

AND EXCEPTING THEREFROM those portions of Lots 17, 18, 19
 20, 21 and 22 in said Block 150 and Lots 1, 2, 3, 4, 5, 6
 and 7 in Block 151, conveyed to State Highway Commission by
 deed recorded March 6, 1956, in Deed Volume 281 page 320 and
 by deed recorded September 25, 1958, in Deed Volume 304 page
 110, Records of Klamath County, Oregon.

All of the above described property being located in Buena Vista
 Addition to the City of Klamath Falls, according to the official
 plat thereof on file in the office of the County Clerk of Klamath
 County, Oregon.

ALSO Block 142: Lot 5
 Block 143: Lots 4, 5, & 6
 Block 145: Lots 4, 5, & 6

All in Buena Vista Addition to the City of Klamath Falls,
 Oregon, according to the official plat thereof on file in the office
 of the County Clerk of Klamath County, Oregon.

WIT: F. J. BECN; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 6th day of November A.D. 19 81 at 1:46 o'clock P. and
 duly recorded in Vol. M81, of Deeds on page 19429.

EVELYN BIEHN, County Clerk

By Bernetta A. Helock

Fee \$8.00