

77 TC-1396

7621

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES KURT SCHMIDT and LEAH LISA SCHMIDT, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LEAH SCHMIDT, Initial Trustee of Trust Agreement dated November 30, 1981, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the renements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 4 and 5 in Block 7 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

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 \$ 0.00

~~Howsoever the actual consideration stated above may be less than the full value of the property, the grantor does hereby acknowledge that the consideration stated above is the full value of the property and that the grantor does not intend to reserve any interest in the property.~~ (This sentence between the symbols (X), 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 30th day of November, 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 Kurt Schmidt  
Leah Lisa Schmidt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
November 30, 1981.

Personally appeared the above named JAMES KURT SCHMIDT and LEAH LISA SCHMIDT

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires 11-13-85

STATE OF OREGON, County of Klamath ) ss.  
November 30, 1981

Personally appeared James Kurt Schmidt and Leah Lisa Schmidt, 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)

JAMES KURT and LEAH LISA SCHMIDT  
1545 Pacific Terrace  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Leah Schmidt, Trustee

1545 Pacific Terrace  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to

STEVEN A. ZAMSKY, P.C.  
110 North 6th, Suite 207  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Kurt and Leah Schmidt, Trustees  
1545 Pacific Terrace  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 21 day of December, 1981, at 3:55 o'clock P. M., and recorded in book reel volume No. M 81 on page 21725 or as document/fee/file/instrument/microfilm No. 7621. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joyce M. Biehn Deputy  
Fee \$4.00