

12156

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Ralph E. Toliver

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Rebecca Toliver, hereinafter called grantor, 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 20, Block 10, Eldorado 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.

Subject, however, to the following:

1. Mortgage dated August 31, 1978, and recorded August 31, 1978, in Volume M78, Page 19365, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage grantee hereby assumes the obligation of Ralph E. Toliver, under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to his release from his obligations under the loan instruments. The present balance unpaid is \$28,107.79 as of December 31, 1981.

702 MAY 28 PM 4 29

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Transfer of Title.
~~However, the actual consideration consists of or includes other property or value given or promised which is 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 19th day of February, 19 82, 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.

Ralph E. Toliver
Ralph E. Toliver

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
February 19, 19 82

Personally appeared the above named
Ralph E. Toliver

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

Before me: [Signature]
Notary Public for Oregon
My commission expires 11-20-83

(OFFICIAL SEAL)

STATE OF OREGON, County of _____) ss.

Personally appeared _____

_____ and 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rebecca Toliver
116 Dahlia
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Rebecca Toliver
116 Dahlia
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26 day of May, 19 82, at 4:29 o'clock P.M., and recorded in book/reel/volume No. M.82 on page 6646 or as document/fee/file/instrument/microfilm No. 12156, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By [Signature] Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE