

36937

BARGAIN AND SALE DEED

Vol. M84 Page 8492

KNOW ALL MEN BY THESE PRESENTS, That Erma I. Miller

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Patricia Ruth Maher and Calvin Vernell Simms, not as tenants in common but as co-tenants with the right of survivorship 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 3 in Block Nineteen and One-Half of Hot Springs Addition to the City Klamath Falls, Oregon.

RESERVING unto Grantor, however, a Life Estate in the above described property.

(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 \$ 0

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 22 day of May, 1984; 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.

Erma I. Miller

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 22

19 84

} ss.

Personally appeared the above named

Erma I. Miller

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-3-86

STATE OF OREGON, County of _____) 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)

Notary Public for Oregon

My commission expires:

Erma I. Miller

GRANTOR'S NAME AND ADDRESS

Patricia Ruth Maher and Calvin
Vernell Simms

GRANTEE'S NAME AND ADDRESS

After recording return to:

Erma I. Miller

1755 Crescent

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Erma I. Miller

1755 Crescent

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 22nd day of May, 1984, at 3:35 o'clock P.M., and recorded in book reel volume No. M84 on page 8492 or as document fee file/instrument/microfilm No. 36937. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$4.00

By

Pam Smith

Deputy

204 MAY 27 PM 3 35

Cal 4.60