

BARGAIN AND SALE DEED

Vol. M84 Page 12434

OA **39104**

KNOW ALL MEN BY THESE PRESENTS, That J. T. Gardner and Ila H. Gardner,
husband and wife, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert D. Book,

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:

The Northwestern one-half of Lot Six of Block Seven of Ewauna Heights Addition
to the City of Klamath Falls, Oregon, more particularly described as beginning
at the most northerly corner of said lot and running in a southeasterly
direction along the northeasterly line of said lot, 55 feet; thence, in a
southwesterly direction at right angles to said northeasterly line, 53 feet to
the northeasterly line of Third Street; thence, in a northwesterly direction
along said Third Street, 55 feet to the most westerly corner of said lot;
thence, in a northeasterly direction along the southerly line of Washington
Street, 53 feet to the place of beginning, together with easement for driveway
as shown by Book 76 at page 237, Records of Deeds for Klamath County, Oregon.
Subject to the easement right therein disclosed to David R. Vandenberg and
Veronica V. Vandenberg.

Reserving unto the grantors 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 \$ none

①However, 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 ①, if not applicable, should be deleted. See ORS 93.030.)
part of the consideration

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 22nd day of July, 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)
STATE OF OREGON,

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____

_____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation,
affix corporate seal)

County of Klamath) ss.
The foregoing instrument was acknowledged before
me this 22 day of July, 1984, by

J. T. Gardner and Ila H. Gardner
and Robert D. Book

Robert D. Book
Notary Public for Oregon

My commission expires: 3-20-85

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. T. & Ila H. Gardner
329 No. 3rd
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Robert D. Book
c/o J. T. and Ila H. Gardner
329 No. 3rd
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
23rd day of July, 1984,
at 9:17 o'clock AM., and recorded
in book/reel/volume No. M84 on
page 12434 or as fee/file/instru-
ment/microfilm/reception No. 39104,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Ann Smith Deputy

Fee: \$4.00

Indexing: \$1.00