

44290

BARGAIN AND SALE DEED

Vol. 184 Page 21230

KNOW ALL MEN BY THESE PRESENTS, That SUBURBAN BOOK EXCHANGE, INC., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BETTY J. SHUCK hereinafter called grantees, and unto grantees 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:

All of Tract 35 of PLEASANT HOME TRACTS #2, Excepting therefrom the westerly 112 feet thereof, according to the official plat thereof on file in the records of Klamath County, Oregon

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantees and grantees heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,400.00

However, 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, ( ), 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 20th day of December, 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.)

(ORS 194.570)

STATE OF OREGON,

) ss.

County of

The foregoing instrument was acknowledged before me this 19, 1984, by

STATE OF OREGON, County of Klamath

) ss.

The foregoing instrument was acknowledged before me this

December 20, 1984 by Betty J. Shuck

president, and by Linda M. Shuck

secretary of

Suburban Book Exchange, Inc.

a Oregon

corporation, on behalf of the corporation

Susan K. Moore  
Notary Public for Oregon

(SEAL)

Notary Public for Oregon

My commission expires:

My commission expires: 3-1-88

Suburban Book Exchange, Inc.  
2247 Homedale Road  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Betty J. Shuck  
5409 Bel Aire Drive  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Betty J. Shuck  
5409 Bel Aire Drive  
Klamath Falls, OR 97601

NAME ADDRESS, ZIP

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

Betty J. Shuck  
5409 Bel Aire Drive  
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 20th day of December, 1984, at 3:00 o'clock P.M., and recorded in book/reel/volume No. 184 on page 21230 or as fee/file/instrument/microfilm/reception No. 44290, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Ann Smith* Deputy

Fee: \$5.00