

OA

48183

BARGAIN AND SALE DEED

Vol. M85 Page

6112

KNOW ALL MEN BY THESE PRESENTS, That Patricia Ruth Maher and Calvin Vernell Simms, not as tenants in common but as co-tenants with the right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Erma I. Miller

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 of Klamath Falls, Oregon.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

(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 consideration (indicate which) (The sentence between the symbols ①, 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 day of , 19 ; 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)

County of Klamath } ss.
① The foregoing instrument was acknowledged before me this April 19, 1985, by Patricia Ruth Maher and Calvin Vernell Simms

(SEAL)

Notary Public for Oregon

My commission expires: 8-27-87

STATE OF OREGON, County of Newport News } ss.
② The foregoing instrument was acknowledged before me this April 19, 1985, by Calvin V. Simms, President, and by Secretary of

a corporation, on behalf of the corporation.
Terra S. Midkiff
Notary Public for Oregon, Virginia
My commission expires: April 29, 1985 (SEAL)

(If executed by a corporation, affix corporate seal)

Patricia Ruth Maher and Calvin Vernell Simms

GRANTOR'S NAME AND ADDRESS

Erma I. Miller

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of April, 1985, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M85 on page 6112 or as fee/file/instrument/microfilm/reception No. 48183, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

Fee: \$5.00

25 APR 26 PM 3 51