

49689

BARGAIN AND SALE DEED

Vol. 1185 Page 8692

KNOW ALL MEN BY THESE PRESENTS, That W.G. Simmons and Marjorie E. Simmons
(Husband and Wife)for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Albert and Patricia Stutts (Husband and Wife)
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 38, Block 6, Wagon Trail Acreages Number One, Second Addition.

Subject to: Easements, restrictions and declarations of record including but not limited
to the following:

1. Declarations, restrictions, protective covenants and conditions for
Wagon Trail Ranch recorded in Volume M 72, page 9766 and declarations
subjecting Wagon Trail Acreages Number One, Second Addition to the
declarations, restrictions, protective covenants and conditions of
Wagon Trail Ranch recorded in Volume M 75, page 8741, Deed Records of
Klamath County, Oregon.
2. Easements as shown on the official plat.

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 \$
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.)
part of the 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 LANE } ss.

The foregoing instrument was acknowledged before
me this March 20, 1985, by
W.G. SIMMONS

MARJORIE E. SIMMONS

Donna J. Smith

(SEAL) DONNA F. SMITH

NOTARY PUBLIC - OREGON

My Commission Expires 5-1-87

Notary Public for Oregon

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)W.G. Simmons and Marjorie E. Simmons
2480 Chambers
Eugene, OR. 97405

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patricia Stutts
255 Kashmir Ct. SE
Salem, Oregon 97306

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
11th day of June, 1985,
at 11:39 o'clock AM., and recorded
in book/reel/volume No. 1135 on
page 8692 or as fee/file/instru-
ment/microfilm/reception No. 49689,
Record of Deeds of said county.Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P.A. Smith Deputy

Fee: \$5.00