

51445

# 0412284

BARGAIN AND SALE DEED

Vol. M85 Page 11792

KNOW ALL MEN BY THESE PRESENTS, That DELOS B. PARKS, JR.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOSEPH MICHAEL HOHMAN, hereinafter called grantor, 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:

Lots 5 and 6, Block 2, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath county, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Sewer and water use charges, if any, due to the City of Klamath Falls;
3. Conditions and restrictions, as contained in Deed from Hot Springs Co. to W. A. Kinney recorded in Volume 27, page 200, Deed Records of Klamath County, Oregon (affects Lot 5), and in Deed from Klamath Development Co. to W. A. Leonard recorded in Volume 38, page 89, Deed Records of Klamath County, Oregon (affects Lot 6);
4. Subject to an unrecorded Billboard Lease, including the terms and provisions thereof as disclosed by site observation;
5. Plus any of the debts and encumbrances known or unknown having to do or pertaining to the deeded property, whether or not such encumbrances are a lien against the property at this time; and
6. Subject to the obligation owed to First Federal Savings & Loan Association, which obligation the Grantee assumes and the recordation

\*\*\*CONTINUED ON BACK SIDE (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. 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 July, 1985, 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.

The foregoing instrument was acknowledged before me this July 22, 1985, by

DELOS B. PARKS, JR.

Notary Public for Oregon

My commission expires: 6-16-88

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)

Delos B. Parks, Jr.  
228 North 7th Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Michael Hohman  
P.O. Box 1514  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff  
228 North 7th Street 540 Main St  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Michael Hohman  
P.O. Box 1514 5240  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

11792

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RECORD AND SALE DEED

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\*\*\*is an agreement to pay according to its terms and hold the Grantor harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 26th day of July A.D., 1985 at 11:09 o'clock A. M., and duly recorded in Vol. M85 of Deeds on Page 11792.

FEE \$9.00

Evelyn Biehn,

By

County Clerk

*Ram Smith*

STATE OF OREGON: COUNTY OF KLAMATH: ss. I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk.

ANY INSTRUMENT WHICH IS NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, SHALL BE VOID AS TO THE PROPERTY INTERESTS THEREIN.

STATE OF OREGON: COUNTY OF KLAMATH: ss. I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk.

STATE OF OREGON

County of \_\_\_\_\_ I certify that the within instrument was presented for record in the office of the County Clerk, and that the same has been duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as the same appears in the records of the County of \_\_\_\_\_, State of Oregon, and that the same has been duly recorded in the office of the County Clerk.

RECORDED  
INDEXED  
FILED  
JUL 26 1985  
CLERK OF COUNTY  
KLAMATH, OREGON