BARGAIN AND SALE DEED

Vol. M 5 Page 11792

CONKINOW 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

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

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 SUBJECT TO: 1.

- Reservations, restrictions, rights of way, easements of record and those apparent on the land;
- 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 brances are a lien against the property at this time; and
- Subject to the obligation owed to First Federal Savings & Loan Association, which obligation the Grantee assumes and the recordation

 ***CONTINUED ON BACK 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 day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the instrument this day of the grantor has executed the grantor has

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by 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. DELOS B. PARKS, JR.

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

STATE OF OREGON, Klamath County of The toregoing instrument was acknowledged before me this JULY 22,1985, by (SEAL) MALENIES Metary Public for Oregon

STATE OF OREGON, County of The toregoing instrument was acknowledged before me this .. president, and by secretary of corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL)

My commission expires: (0-16-88 Delos B. Parks, Jr. 228 North 7th Street Klamath Falls, Oregon 97 Michael Hohman P.O. Box 1514 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS After recording return to: Parks Rathiff 228 North Sen Street 540' Main Klamath Falls, Oregon 97601 KFalls

Until a change is requested all tax statements shall be sent to the following address. Michael Hohman P.O. Box 1514 5270 Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the day of , 19....., SPACE RESERVED in book/reel/volume No..... RECORDER'S USE

County of

STATE OF OREGON,

page _____or as fee/file/instrument/microfilm/reception No......, Record of Deeds of said county. Witness my hand and seal of County affixed.

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FORM NO TO ASSESS SEED (HARMAND OF CORPORATE)

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