BARGAIN AND SALE DEED

Elinore Rickard, an unmarried woman AND KNOW ALL MEN BY THESE PRESENTS, That James L. Nicholas, Sr. & Mary Sue Nicholas Husband & Wife, each as to an undivided 1/2 interest----, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Raymond T. Turek & Virginia M. Turek, Husband & Wife as Tenants by the Entirety

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 7, Parcel No. 3, Map of Survey as Recorded in Volume M-70, at Page 783, Klamath County, Oregon Deed Records.

This land is subject to flooding, therefore no guarantee is given that a septic tank permit will be issued. Construction of any form of structure shall be subject to the provisions of all applicable ordinances.

Subject to an easement for roadway and utility purposes as shown in document recorded in Volume M-69 at Page 10490. Subject to the rights of Governmental bodies to any portion of the above described property lying below the normal high water line of the Sprague River. Subject to covenants, conditions, restrictions, easements, rights, right of way, if any, of record and apparant on the ground.

(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 \$... MAX PROPERTY (INC. MATERIAL WHICH ). (The sentence between the symbols 0, it 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 10th day of May

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

STATE OF CALIFORNIA.

COUNTY OF XAK KENAMONOX Los Angeles

Elinore Rickard-Signature
Mary Sue Nicholas, Sr. - Sig. icho l James L. Nicholas, Sr. -Sig.

OFFICIAL SEAL DOROTHY A. TISSOT M. CA 9177

May 10th before me, the undersigned, a Notary Public in and for said State, personally appeared Elinore Rickard, Mary Sue Nicholas, Sr. and James L. Nicholas, Sr. known to me to be the persons whose names

are

and acknowledged to me that  $\underline{t}$  he $\underline{y}$  executed the same.

WITNESS my hand and official seal.

STATE OF OREGON,

Calcallar Dorothy A. Tissot NAME (TYPED OR PRINTED) Notary Public in and for said State.

Rickard/Nicholas, Sr. c/o Nordland, Inc. 1123 So. San Gabriel Blvd. San Gabriel, California 91776 Mr. & Mrs. Raymond T. Turek 12422 El Rey Place Garden Grove, California 92640
GRANTEE'S NAME AND ADDRESS After recording return to: Mr. & Mrs. Raymond T. Turek 12422 El Rey Place Garden Grove, California 92640

Until a change is requested all tax statements shall be sent to the following Mr. & Mrs. Raymond T. Turek

12422 El Rey Place Garden Grove, California 92640 RECORDER'S USE

County of Klamath I certify that the within instrument was received for record on the Plat day of October 19 85 21st at 11:38 o'clock A M., and recorded in book M85 on page 17056 or as file/reel number 54572

subscribed to the within Instrument.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By TAM American Deputy

Fee: \$5.00