

54926

BARGAIN AND SALE DEED

Vol. M85 Page 17645

KNOW ALL MEN BY THESE PRESENTS, That
PAUL K. ROGERS and ANNE L. ROGERS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
KENNETH D. PEDERSEN and SUSAN PEDERSEN, 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:

Lots 7 and 8 in Block 1 of Tract 1181, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Subject to reservations, restrictions, rights of way of record and
apparent upon the land; acreage and use limitations under provisions
of United States Statutes and regulations issued thereunder; liens
and assessments of Klamath Project and Malin Irrigation District and
City of Malin; and Trust Deed executed by Paul K. Rogers and Anne L.
Rogers in favor of Klamath First Federal Savings & Loan Association,
recorded November 12, 1980 in Volume M-80 on page 21898, which grantees
herein do not agree to assume and pay.

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 22nd day of August, 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 September 19, 1985 by
Paul K. Rogers and
Anne L. Rogers

Notary Public for Oregon
My commission expires: 8/27/87

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)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
30th day of October, 1985
at 11:24 o'clock A.M., and recorded
in book/reel/volume No. M85 on
page 17645 or as fee/file/instru-
ment/microfilm/reception No. 54926
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

SPACE RESERVED
FOR
RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LeQueiu Enterprises, Ltd.
6408 South Sixth Street
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as now of record

NAME, ADDRESS, ZIP

Fee: \$5.00