

54927

K-37819
BARGAIN & SALE DEEDVol. 185 Page 17646

THIS INDENTURE BETWEEN KENNETH D. PEDERSEN and SUSAN PEDERSEN, husband and wife, hereinafter called Grantors, and, LeQUIEU and LeQUIEU, INC., an Oregon corporation, hereinafter called Grantee:

R E C I T A L S:

A. On February 25, 1985 Grantee sold to Grantors, under an Assignment of Contract, the following described real property, 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, Klamath County, Oregon

B. Grantors have requested Grantee to accept an absolute deed of reconveyance of said property in satisfaction of the indebtedness and Grantee has acceded to said request.

W I T N E S S E T H:

NOW, THEREFORE, in consideration of the cancellation of the indebtedness evidenced by said Assignment of Contract and the assumption of said debt by the Grantee, Grantors do hereby grant, bargain, sell and convey to Grantee the following described property, 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, Klamath County, Oregon

The Grantors covenant that, by this conveyance, they are conveying all their right, title and interest to said premises, and that they are not acting under any misrepresentations, duress or undue influence by Grantee.

The true and actual consideration for this transfer is to extinguish and reconvey Grantor's interest in that certain Assignment of Contract dated February 25, 1982, recorded on March 16, 1982 in Volume M-82 at page 3259, Deed Records of Klamath County, Oregon, wherein Grantors herein were the Assignees and the Grantee herein was the Assignor.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. The Grantee should check with the appropriate City or County Planning Department to verify approved uses.

IN WITNESS WHEREOF the Grantors above-named have executed this instrument.

DATED this 12 day of July, 1985.

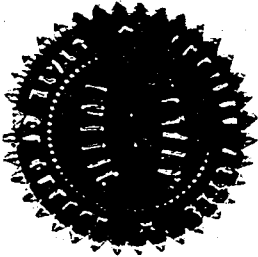
BRANDSNESS & HUFFMAN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Kenneth D. Pedersen
Susan Pedersen

17647

STATE OF OREGON)
) ss. July 12, 1985.
County of Klamath)

Personally appeared the above-named KENNETH D. PEDERSEN and SUSAN PEDERSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Lucille Estro
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/26/89

Return to:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 30th day
of October A.D., 19 85 at 11:24 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds _____ on Page 17646.

FEE \$9.00

Evelyn Biehn County Clerk
By Pam Smith

BRANDSNESS & HUFFMAN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601