

55154

BARGAIN AND SALE DEED

Vol. M85

Page 18052

KNOW ALL MEN BY THESE PRESENTS, That EDWARD A. RADCLIFFE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LELA M. HERENDEEN and FRED E. SHELLEY 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 24, Block 30, 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.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

(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 \$ to clear title.

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 5th day of October, 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, CALIFORNIA

(ORS 194.570)

County of Orange ss.

The foregoing instrument was acknowledged before me this

EDWARD A. RADCLIFFE



STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

, 19, by

MARCELLA IDA BELLACH, president, and by

NOTARY PUBLIC - CALIFORNIA, secretary of

PRINCIPAL OFFICE IN ORANGE COUNTY

My Commission Exp. Apr. 18, 1989

corporation, on behalf of the corporation.

(SEAL)

My commission expires:  
April 18, 1989

Notary Public for Orange  
Orange

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Edward A. Radcliffe

24632 Via Tequila

El Toro, CA 92630

GRANTOR'S NAME AND ADDRESS

Fred E. Shelley and Lela M. Herendeen

2472 Camino Capitan P.O. Box 320

Santa Fe, NM 87501/Brinnon, WA 98320

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of November, 1985, at 4:13 o'clock P.M., and recorded in book/reel/volume No. M85, page 18052 or as fee/file/instrument/microfilm/reception No. 55154, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
By P. Smith Deputy

Fee: \$5.00

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