

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That SUE STINE, hereinafter called the Grantor for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRET P. WANGAN and JOY D. WANGAN, husband and wife, hereinafter called the Grantee, as tenants by the entirety, and 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 5, Block 41, BUENA VISTA 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.

Subject to any and all encumbrances of record.

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 \$ -0-. This conveyance is made by grantor to grantees in consideration of the grantees' forbearance of exercising their remedies under that certain contract dated _____, with a balance of \$ _____ and grantees are to retain all previous payments made on said contract. It is the intent of grantor to convey to grantees all of grantor's right, title and interest of every kind and nature arising from said contract of sale. The consideration for this conveyance, in terms of dollars, is none insofar as the total consideration is the forbearance by grantees to foreclose the contract mentioned above.

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.

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.

In Witness Whereof, the Grantor has executed this instrument this 30 day of September, 1985.

Sue Stine
SUE STINE

STATE OF OREGON)
County of Klamath) ss.

September 30, 1985.

Personally appeared the above named Sue Stine acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

[Signature]
NOTARY PUBLIC for Oregon,
Commission expires: 4/26/87

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 12th day of November A.D., 19 85 at 2:24 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 18313.

FEE \$5.00

Evelyn Biehn
By _____

County Clerk
[Signature]

85 NOV 12 PM 2 24
 ATTEL REC. BRET WANGAN
 RETURN TO: C/O ROBERT NELSON
 4404 S. 6TH
 KLAMATH FALLS, OR 97603

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