

OA

55345

BARGAIN AND SALE DEED

Vol. M85 Page 18405

KNOW ALL MEN BY THESE PRESENTS, That ORE-CAL GENERAL WHOLESALE INC.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD R. WAGGONER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF HARRY R. WAGGONER 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 in Block 9 of the Eldorado Addition to the City of Klamath Falls, according to the official plat on file in the office of the County Clerk, in Klamath County, Oregon.

Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

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 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 \$4,381.14

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 22 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.)

(ORS 194.570)

STATE OF OREGON,

County of _____

The foregoing instrument was acknowledged before me this _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this October 22, 1985, by Donald R. Waggoner, president, and by _____ secretary of _____

an Oregon corporation on behalf of the corporation. Notary Public for Oregon

My commission expires: 5/15/88

Ore-Cal General Wholesale Inc.

P.O. Box 664

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Norma E. & Donald R. Waggoner

GRANTEE'S NAME AND ADDRESS

After recording return to:

Don Fairclough

280 Main 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of November, 1985, at 4:15 o'clock P.M., and recorded in book/reel/volume No. M85 on page 18405 or as fee/tile/instrument/microfilm/reception No. 55345, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$5.00

NOV 13 PM 4 15

OK 5:00