

OK

55926

BARGAIN AND SALE DEED

Vol 1185 Page 19017

KNOW ALL MEN BY THESE PRESENTS, That

DANNY WALTON

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JAMES D. STORY

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 83, CASITAS, in the County of Klamath, State of Oregon

(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 \$2,500.00. 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 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 29th day of November, 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 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 the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of KLAMATH

The foregoing instrument was acknowledged before me this 29th day of Nov., 1985, by

DANNY WALTON

(SEAL) Notary Public for Oregon

My commission expires: 8-27-87

(ORS 194.570)

STATE OF OREGON, County of

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)

DANNY WALTON

GRANTOR'S NAME AND ADDRESS

JAMES DANIEL STORY

GRANTEE'S NAME AND ADDRESS

After recording return to:
James Daniel Story
2775 Avalon Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

James Daniel Story
2775 Avalon Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"

19618

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062
3. Reservations and restrictions as contained in Deed recorded September 9, 1949 in Volume 234 at page 13, Deed Records of Klamath County, Oregon, from R. E. Wright et ux., to R. P. Lien, et ux., to wit: "Subject to rights of way for ditches...but reserving unto the grantors, their heirs and assigns as owners of the other lots in said Casitas, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ December A.D., 19 85 at 10:09 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds _____ on Page 19617

FEE \$9.00

Evelyn Biehn, County Clerk
By _____