

59533

BARGAIN AND SALE DEED

Vol. M86 Page 4907



KNOW ALL MEN BY THESE PRESENTS, That CLARENCE V. DUNNING and GEORGIA S. DUNNING, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES W. MENDENHALL and SUSAN E. MENDENHALL, husband and wife, hereinafter called grantees, 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 2 in Block 2 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This conveyance is in lieu of foreclosure of all contract and/or property rights of the Grantor in the above described property. It is the intent of the parties that the Grantees herein shall retain all payments made by the Grantors herein on the contract.

(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 \$ * see above

~~However, the consideration consists of the following property, to-wit: (The words in the parentheses, 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 _____ day of _____, 1986; 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)

(OR 1947-70)

STATE OF OREGON,)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 1986, by

Georgia S. Dunning, husband
and wife

Georgia S. Dunning
(Notary Public for Oregon)

My commission expires: 12-29-89

CLARENCE V. DUNNING

GEORGIA S. DUNNING

STATE OF OREGON, County of _____ ss.

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)

Clarence V. Dunning and Georgia S. Dunning, husband and wife
4430 Greensprings Dr., Klamath Falls, OR 97601

JAMES W. MENDENHALL and SUSAN E. MENDENHALL, husband and wife
2445 Clark St., Baker, OR 97814

After recording return to:

James W. Mendenhall
2445 Clark Street
Baker, OR 97814

NAME ADDRESS ZIP

Use if a change is required and all two statements shall be sent to the following address:

James W. Mendenhall
2445 Clark Street
Baker, OR 97814

NAME ADDRESS ZIP

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of March, 1986, at 11:47 o'clock A.M., and recorded in book/reel/volume No. M86 on page 4907 or as fee/file/instrument/microfilm/reception No. 59533, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Phyllis Smith Deputy

Fee: \$10.00