

59534

BARGAIN AND SALE DEED

Vol. M80 Page 4908

KIOW ALL MEN BY THESE PRESENTS, That CLARENCE V. DUNNING

for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto JAMES W. MENDENHALL and SUSAN E. MENDENHALL, husband and wife 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 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.

(SPACE PROVIDED FOR CONTINUING 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.

(Indicate which) (This 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 day of 19.86;

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.

CLARENCE V. DUNNING

(If the signer of the above is a corporation, use the form of acknowledgment opposite)

STATE OF OREGON,

County of Douglas

The foregoing instrument was acknowledged before me this 17th day of March, 1986 by

Clarence V. Dunning

Notary Public for Oregon

My commission expires: 7/12/97

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

19.86, by

president, and by

secretary of

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  
1716 S.E. Starter  
Roseburg, OR 97470

James W. Mendenhall and Susan E. Mendenhall, husband and wife  
2445 Clark St., Baker, OR 97814

All recording notes to

James W. Mendenhall  
2445 Clark Street  
Baker, OR 97814

NAME ADDRESS ZIP

Should change is requested all tax 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

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 4908 or as fee/file/instrument/microfilm/reception No. 59534, Record of Deeds of said county.

Witness my hand and seal of County attixed.

Evelyn Bishm, County Clerk

By Pam Smith Deputy

Fee: \$10.00