

59838

BARGAIN AND SALE DEED

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Page

5531

KNOW ALL MEN BY THESE PRESENTS, That Frank J. Galgano

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Travis and James Gibbs Tenants in Common, hereinafter called grantor, 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:

The East 1/2 of Government Lot #2, Section 16, Township 41 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Reserving therefrom a nonexclusive easement of 30 feet around all boundaries for ingress and egress.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00. 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 @, 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 ; 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.)

STATE OF CALIFORNIA, County of RIVERSIDE

County of RIVERSIDE

The foregoing instrument was acknowledged before me this 10th of MARCH, 1986, by FRANK J. GALGANO

Notary Public for the State of California

My commission expires: MARCH 27, 1989

Frank J. Galgano
P.O. Box 657
Rancho Mirage, Ca. 92270
James Gibbs & James Travis
2711 Jackson St.
Long Beach, Ca. 90810

After recording, return to:

James Gibbs
2711 Jackson St.
Long Beach, Ca. 90810

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

NAME, ADDRESS, ZIP

(D-S 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of

Notary Public for the State of Oregon
My commission expires



STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of April, 1986, at 2:07 o'clock P.M., and recorded in book/reel/volume No. M86 on page 5531 or as fee/file/instrument/microfilm/reception No. 59838, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$10.00