

MTC 5167

1-1-74

59857

BARGAIN AND SALE DEED

Vol. M80 Page 5556

KNOW ALL MEN BY THESE PRESENTS, That Bruce Froemke

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gary O. Carpenter and Patricia J. Carpenter, 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:

The Southerly 50 feet of Lot 3, Block 6, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. All reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

(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 \$ 7,147.11

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 25th day of February, 1982; 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.

(If executed by a corporation, affix corporate seal)

Bruce Froemke

Bruce Froemke

STATE OF OREGON, County Klamath

STATE OF OREGON, County of _____, 1982

Personally appeared:

Personally appeared the above named Bruce Froemke and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Jan Belsart
Notary Public for Oregon

My commission expires: 5/1/89

Notary Public for Oregon
My commission expires:

(SEAL)

My Commission Expires 2/1/87

Bruce Froemke
Route 5, Box 1033
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Gary O. & Patricia J. Carpenter
4461 W. Hilton Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 4th day of April, 1986, at 9:04 o'clock A.M., and recorded in book M86 on page 5556 or as file/reel number 58957, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Jan Smith* Deputy

Fee: \$10.00

Until a change is requested all tax statements shall be sent to the following address:
Gary O. & Patricia J. Carpenter
4461 W. Hilton Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP