

OK

BARGAIN AND SALE DEED

Vol. M80 Page 7127

60709

KNOW ALL MEN BY THESE PRESENTS, That NEAL G. BUCHANAN and YOLANDA L. BUCHANAN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TERRY W. THORSEN

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 of LEWIS TRACTS, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon."

SUBJECT TO contracts and/or liens of record and contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

This instrument is given to satisfy a certain contract -real estate, dated the 27th day of April, 1981, which said contract was recorded the 7th day of May, 1981, at Volume M81, Page 8178, Records of Klamath County, Oregon, which by this instrument is deemed to be fully satisfied and paid, with no further sums owing thereunder.

(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. (77)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,679.34

~~However, the above consideration does not include other property or value given or promised which is the whole or part of the consideration (indicate which). (This sentence is to be used only if the property is sold or transferred in part.)~~

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 25 day of April, 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 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.)

ACCEPTED BY \$701

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this April 25, 1986 by

Neal G. Buchanan and Yolanda L. Buchanan

[Signature]
Notary Public for Oregon

(SEAL)

My commission expires: 8/27/87STATE OF OREGON, County of TERRY THORSEN } ss.

The foregoing instrument was acknowledged before me this

, 1986, 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)

Neal G. Buchanan
Yolanda L. Buchanan
601 Main St., Suite 210, Klamath Falls,
GRANTOR'S NAME AND ADDRESS OR 97601

Terry W. Thorsen
10617 N.W. 21 Avenue
Vancouver, WA 98685
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Co.
422 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Terry W. Thorsen
10617 N.W. 21 Avenue
Vancouver, WA 98685
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 April, 1986, at 2:55 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7127 or as fee/file/instrument/microfilm/reception No. 60709, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By [Signature] Deputy