

61097

BARGAIN AND SALE DEED

Vol. M80

Page

7821

KNOW ALL MEN BY THESE PRESENTS That Judith L. Morgado

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nicolau Morgado

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 12 BLOCK 29 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 2) Trust Deed in favor of Equitable Savings and Loan Association recorded December 21, 1971, in Book M 71 page 13388 which grantees herein assume and agree to pay according to terms and conditions with said lender.

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 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 \$other than money

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28 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.

Judith L. Morgado

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 28, 1986

Personally appeared the above named

Judith L. Morgado

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Evelyn Riehm

Notary Public for Oregon

My commission expires 9/12/89

STATE OF OREGON, County of

19

Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Judith L. Morgado

GRANTOR'S NAME AND ADDRESS

Nicolau Morgado

1027 Pine Grove Rd.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Osborne & Spencer

439 Pine Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Nicolau Morgado

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of May, 1986,

at 2:59 o'clock P.M., and recorded in book/reel/volume No. M86,

page 7821 or as document/fee/file/instrument/microfilm No. 61097

Record of Deeds of said county

Witness my hand and seal of County affixed

Evelyn Riehm, County Clerk

NAME

TITLE

By *R. Smith* Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE

86 MAY 6 PM 2 59

10