

MYC # 11806

61556

BARGAIN AND SALE DEED

Vol. M86 Page 8645

KNOW ALL MEN BY THESE PRESENTS, That Ted Ivy

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William J. Ramsey 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:

NE 1/4-NE 1/4-SW 1/4 Section 11, Township 33 South, Range 7 East, of the Willamette Meridian,

Except Reservations and Restrictions of Record, Easements, and Rights of Way of Record, and those apparent on the land.

This Deed is given in Conformance with an unrecorded agreement for Sale Dated May 17, 1977.

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 \$ 4,600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration for which the property hereon is being sold. 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 15 day of May, 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.

(If executed by a corporation, affix corporate seal)

Ted Ivy

California
STATE OF OREGON,
County of Los Angeles } ss.

STATE OF OREGON, County of _____ ss.

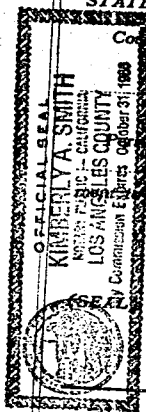
May 15, 1986
Personally appeared the above named Ted Ivy
and acknowledged the foregoing instrument to be his voluntary act and deed.

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:
Kimberly A. Smith
Notary Public for Oregon
My commission expires 10-31-86

Notary Public for Oregon
My commission expires:

(SEAL)



Ted Ivy
P.O. Box 5398
Reno, NV 89513
GRANTOR'S NAME AND ADDRESS

William J. Ramsey
P.O. Box 3694
Central Point, OR 97502
GRANTEE'S NAME AND ADDRESS

After recording return to:
William J. Ramsey
P.O. Box 3694
Central Point, OR 97502
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of May, 1986, at 1:18 o'clock P.M., and recorded in book M86 on page 8645 or as file/reel number 61556. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
Recording Officer
Fee: \$10.00 By P. Smith Deputy