

OK

62269

BARGAIN AND SALE DEED

Vol. M86 Page

9842

KNOW ALL MEN BY THESE PRESENTS, That BETTY ANN EPPERLY

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GREGORY E. EPPERLY

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 SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 E.W.M., EXCEPTING right of way 30 feet wide for the E-5 Lateral as shown by deed from Mary J. Anderson and H. E. Anderson, her husband, to the United States of America, dated and recorded on July 12, 1912, in Deed Volume 37 at Page 435, Records of Klamath County, Oregon. SUBJECT TO: Contracts, liens, assessments, rules, regulations, easements, restrictions, and rights of way of record, and those apparent on the land, and, all future real property taxes and assessments.

(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 \$ love and affection

~~On this day the actual consideration consists of the following property or value given for the whole or part of the land described in this deed: (If none, so stated, the symbol "X" should be placed in the space provided. See ORS 92A.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 6th day of June, 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 signor of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

} ss.

The foregoing instrument was acknowledged before me this June 6, 1986, by

Betty Ann Epperly

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, 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)

Betty Ann Epperly

9373 Tingley Lane

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Gregory E. Epperly

9373 Tingley Lane

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Betty Ann Epperly

9373 Tingley Lane

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Betty Ann Epperly

9373 Tingley Lane

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 6th day of June, 1986, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M86 on page 9842 or as fee/file/instrument/microfilm/reception No. 62269, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By Pam Smith Deputy

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