

OK

67212

BARGAIN AND SALE DEED

Vol. 1186 Page 18961



KNOW ALL MEN BY THESE PRESENTS, That D. D. SULLIVAN, INC., dba Kilroy's Mobile Sales, hereinafter called grantor, and Margaret H. Jager (H&W), and Clark J. Kenyon, a single man, 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 4, Tract 1039, Yonna Woods.

SUBJECT TO building and use restrictions, and easements of record affecting said property, if any.

THIS IS AN ABSOLUTE CONVEYANCE, in fact as well as form, and is given and accepted in cancellation and termination of that certain Land Sale Contract recorded March 14, 1980, in Vol. M80, Page 4921, and Vendee's interest subsequently assigned to D. D. Sullivan, Inc., dba Kilroy's Mobile Sales, providing for the sale and purchase of the above-described property. By the execution, delivery and acceptance of this conveyance, said Land Sale Contract is cancelled and terminated. In executing this conveyance, the Grantor declares that it is not insolvent, and that this conveyance does not constitute a preference of creditors, and that all sums paid pursuant to the terms of said Land Sale Contract are forfeited to the Grantees as liquidated damages for the Grantor's failure to comply with the terms of said Land Sale Contract.

(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 \$-----
~~However, the actual consideration consists of or includes other property or value given or promised which is 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 7th day of October, 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.)

(ORS 194.570)

STATE OF OREGON,

County of _____

The foregoing instrument was acknowledged before me this _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON, County of Marion) ss.

The foregoing instrument was acknowledged before me this October 7, 1986, by Dean Allport vice-president, and by _____ secretary of Kilroy's Mobile Sales

a n Oregon corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 2-25-87

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of October, 1986, at 2:35 o'clock P.M., and recorded in book/reel/volume No. M86 on page 18961 or as fee/file/instrument/microfilm/reception No. 67212, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael B. Jager
 1112 Pescador Drive
 Newport Beach, California 92660

NAME, ADDRESS, ZIP

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

Same as above.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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