

OK

69246

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

and Paul B. Evans

James M. Evans, Jeane K. Lodwick,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

James M. Evans and Jane E. A. EVANS, husband and wife

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: A parcel of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 9, T. 39S., R. 10E.W.M., more particularly described as follows: Beginning at a point on the East line of said Sec. 9, said point being S. 0° 08' W a distance of 608.25 feet from the East one-quarter corner of said Sec. 9; thence N. 0° 08' E along the East line of said Sec. 9; a distance of 208.71 feet; thence N. 89° 52' West at right angles to the East line of said Sec. 9; a distance of 208.71 feet; thence S. 0° 08' W parallel with the East line of said Sec. 9; a distance of 208.71 feet; thence S. 89° 52' E; a distance of 208.71 feet to point of beginning.

Street address of said property being 3530 Christine Lane, Klamath Falls, Oregon, 97603; and Mailing address of said property being 3530 Pine Grove Road, Klamath Falls, Oregon, 97603.

* \$13,000.00 to Jeanne K. Lodwick and
\$13,000.00 to Paul B. Evans

(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 \$26,000.00 *
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 10 day of November, 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.)

STATE OF OREGON,

(ORS 194.570)

County of Klamath } ss.

The foregoing instrument was acknowledged before me this 10th day of Nov., 1986, by

James M. Evans

Paul B. Evans

Jane Elizabeth A. Evans

(SEAL) Notary Public for Oregon

My commission expires:

5-27-90

STATE OF COLORADO, County of ROUTT } ss.

The foregoing instrument was acknowledged before me this NOVEMBER 17, 1986, by JEANNE K LODWICK

XXXXXX

XXXXXX

Notary Public for COLORADO

My commission expires:

UNITED BANK OF STEAMBOAT SPRINGS

555 LINCOLN

CCEA20

My Commission expires 5, 1988

Jeanne K. Lodwick

Paul B. Evans

James M. Evans

GRANTOR'S NAME AND ADDRESS

James M. Evans

Jane Elizabeth A. Evans

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jim Evans
3530 Pine Grove Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of December, 1986, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M86 on page 22932 or as fee/file/instrument/microfilm/reception No. 69246, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biahn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$10.00