

OK

70607

BARGAIN AND SALE DEED

Vol. 1787

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1012

KNOW ALL MEN BY THESE PRESENTS, That

JEAN S. GIBBS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWARD T. LaRoe, hereinafter called grantor, and JEAN SMITH LaROE, Co-Trustees, or Succ. Tr., UDT dated 12-19-86, as may be amended, 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:

W- $\frac{1}{2}$ x W- $\frac{1}{2}$ x W- $\frac{1}{2}$ SE- $\frac{1}{4}$ Section 17, Township 35 South, Range E.WM.

SUBJECT TO: Zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and those apparent upon the lands, and common to the area.

SUBJECT TO: State of Oregon and County of Klamath codes and matters of record.

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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12th day of January, 1987; 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 CALIFORNIA

County of San Diego

The foregoing instrument was acknowledged before me this January 12, 1987, by

JEAN S. GIBBS

(SEAL)

My commission expires: Dec. 18, 1987

(ORS 194.570)

STATE OF OREGON, County of

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

President, and by Secretary of

corporation, on behalf of the corporation.



J. RONALD VERNETI

NOTARY PUBLIC - CALIFORNIA

PRINCIPAL OFFICE IN SAN DIEGO COUNTY

My Commission Expires Dec. 18, 1987

California

(SEAL)

(If executed by a corporation, affix corporate seal)

JEAN S. GIBBS

573 "H" Avenue

Coronado, CA 92118

GRANTOR'S NAME AND ADDRESS

EDWARD T. LaROE & JEAN SMITH LaROE

573 "H" Avenue

Coronado, CA 92118

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Edward T. LaRoe

573 "H" Avenue

Coronado, CA 92118

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Edward T. LaRoe

573 "H" Avenue

Coronado, CA 92118

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of January, 1987, at 2:55 o'clock P.M., and recorded in book/reel/volume No. 1787 on page 1012 or as fee/file/instrument/microfilm/reception No. 70607, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee/ \$10.00

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