

56712

BARGAIN AND SALE DEED

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 2720

Vol. 145 Page 20341

KNOW ALL MEN BY THESE PRESENTS, That The First Christian Church of Roseburg, Oregon, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donovan E. Kendall, Jr. and Michelle M. Kendall, H/W. Harry E. Garner and Dorothy M. Garner, H/W. John Paul Garner, 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 Three (3) of Section Eighteen (18), Township Twenty-three (23) South, Range Ten (10) East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion of said Lot 3 conveyed to the State of Oregon by and through its State Highway Commission, by Deed recorded August 4, 1952 in Vol. 256 of Deeds, page 119, Records of Klamath County, Oregon; and that portion of the Northeast quarter of the Southwest quarter of said Section 18 lying North-west of U.S. Highway 97 as conveyed to the State of Oregon by and through its State Highway Commission by Deed recorded August 4, 1952 in Vol. 256, page 119, Deed of Records of Klamath County, Oregon. SAVING AND EXCEPTING from the above described property any rights of way for ditches, laterals, canals and roadways, and all easement, rights of way and restrictions of record.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00.
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 _____ day of _____, 19____, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Trustees;

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 Douglas } ss.
The foregoing instrument was acknowledged before me this Dec. 18, 1985, by

STATE OF OREGON, County of Douglas } ss.
The foregoing instrument was acknowledged before me this Dec. 18, 1985, by _____, president, and by _____, secretary of _____, corporation, on behalf of the corporation.

(SEAL) Janice D. McElsh
Notary Public for Oregon
My commission expires: 8/22/87

(SEAL) Janice D. McElsh
Notary Public for Oregon
My commission expires: 8/22/87

(If executed by a corporation, affix corporate seal)

First Christian Church of Roseburg, Or.
P.O. Box 807 % Leander J. Nesseth
Roseburg, Oregon, 97470.

GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,

County of Klamath } ss.
I certify that the within instru-

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ February _____ A.D., 19 87 at 9:47 o'clock A M., and duly recorded in Vol. M87 of _____ Deeds on Page 2707 the 20th day

FEE \$57.00

Evelyn Biehn, County Clerk
By Pat Smith