

74076 MTC 17925

OK

BARGAIN AND SALE DEED

Vol. 1487 Page 7419

KNOW ALL MEN BY THESE PRESENTS, That GARRY D. KARNES, personal representative of the ESTATE OF VERNON DELL KARNES, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Douglas A. Bridges and Jeanne Bridges, 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:

Lot 3, Block 2, SUNSET EAST, in the County of Klamath, State of Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

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 \$27,000.00.

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 30th day of April, 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 OREGON

(ORS 194.570)

County of Klamath ss.

The foregoing instrument was acknowledged before me this April 30, 1987, by

GARRY D. KARNES, Personal Representative of the ESTATE OF VERNON DELL KARNES

(SEAL) Notary Public for Oregon

My commission expires: 10-13-90

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)

GARRY D. KARNES, Personal Representative of the Estate of Vernon Dell Karnes

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PROCTOR & FAIRCLO
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL
2943 So. 6th St.
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of May, 1987, at 2:56 o'clock P. M., and recorded in book/reel/volume No. M87 on page 7419 or as fee/file/instrument/microfilm/reception No. 74076, 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