

76303

-BARGAIN AND SALE DEED Vol. M87 Page 11380

JAMES J. CAVANAUGH, Grantor, conveys to COLLEEN M. O'CONNOR and SHEILA C. CRAWFORD, Grantees, an undivided one-half interest in the following described real property situate in the County of Klamath, State of Oregon, RESERVING unto James J. Cavanaugh, the Grantor, a life estate in said property, to-wit:

That portion of Lots 7 and 8 in Block 11 in HOT SPRINGS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, as shown by the recorded plat of said Addition in the office of the County Clerk of said Klamath County described as follows, to-wit:

Beginning at the Northeasterly corner of Block 11, HOT SPRINGS ADDITION to Klamath Falls, thence Southwesterly along the Northerly line of Mon Claire Street 40 feet; thence Northwesterly parallel with Cross Street, 100 feet, more or less, to the rear line of Lot 8, Block 11, thence Northeasterly along the rear line of Lots 7 and 8, Block 11, parallel with Mon Claire Street 40 feet, to the Southwesterly line of of Cross Street; thence Southeasterly along the line of Cross Street 100 feet, more or less to the point of beginning.

The true and actual consideration for this transfer is a portion of an estate plan.

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 use.

Until a change is requested, all tax statements shall be mailed to: John M. Anderson, 1321 Johnson, Klamath Falls, OR 97601.

DATED this 24th day of June, 1987.

James J. Cavanaugh

STATE OF OREGON)
County of Klamath) ss. June 24th, 1987.

Personally appeared the above-named JAMES J. CAVANAUGH and acknowledged the foregoing instrument to be his voluntary act. Before me:

Deborah K. Miller
Notary Public for Oregon
My Commission expires: 9-16-89

After Recording Return to:

BRANDSNESS & HUFFMAN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Huffman, P.C. the 30th day of June A.D. 19 87 at 9:22 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 11380.

FEE \$10.00

Evelyn Biehn, County Clerk
By [Signature]