

78491

BARGAIN AND SALE DEED

Vol. M87 Page 15307

(Statutory Form)

LOIS M. VAN SIPE, Grantor, conveys to LOIS M. VAN SIPE and ROBERT LEE HOYLMAN, Grantees, it being the intention of the parties that the Grantees herein do not take the title in common but with the right of survivorship; that is, that the fee shall rest in the survivor of the Grantees, the following real property free of encumbrances except as specifically set forth below:

Lot 1 and Lot 2, Block 19, BONANZA FIRST ADDITION, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Lot 12, Block 16, First Addition to Bonanza, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

A portion of NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

BEGINNING at a point S 89°50' N 1440 feet and S 0°8' E 525 feet from quarter corner between Sections 9 and 10 Township 39 S., R. 11 E.W.M.; thence S 0°8' East 135 feet; North 89°50' East 105 feet; N 0°8' West 135 feet; S 89°50' West 105 feet to the point of beginning.

RESERVING UNTO LOIS M. VAN SIPE, the Grantor, a life estate in said property.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$10.00. However, the actual consideration consists of or includes other

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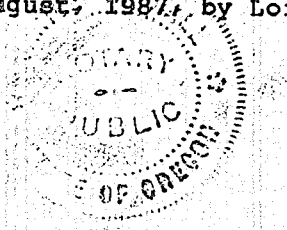
property or value given or promised which is part of the consideration.

DATED this 2/25/87 day of August, 1987.

Lois M. VanSipe
Lois M. Van Sipe

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 25th day of August, 1987, by Lois M. Van Sipe.



Janice K. Hall
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-16-88

GRANTORS NAME AND ADDRESS:

Lois M. VanSipe
P O Box 73
Bonanza OR 97623

GRANTEES NAME AND ADDRESS:

Lois M. VanSipe and Robert Lee Hoylman
P O Box 73
Bonanza OR 97623

AFTER RECORDING, RETURN TO:

Lois M. VanSipe
P O Box 73
Bonanza OR 97623

Until a Change is Requested,
Tax Statements Should be Sent
To:

Lois M. VanSipe
P O BOX 73
Bonanza OR 97623

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of August, 1987, at 12:46 o'clock P.M., and recorded in Book 487 on Page 15307 or as File Reel Number 78491, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: [Signature]
Deputy

Fee: \$14.00