

OK

79526

BARGAIN AND SALE DEED

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Page

17088

KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, as Trustee

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wayne J. Hammer hereinafter called grantor, and Peggy K. Hammer, husband & wife as tenants in the entirety 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 17, Block 5, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps in the office of the County Recorder of said County.

107 SEP 21 AM 9 49

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 4,603.46.
 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 ①, 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 24 day of August, 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,

County of Jackson } ss.

The foregoing instrument was acknowledged before me this August 24, 1987, by

THOMAS C. HOWSER, TRUSTEE

Christa J. Ellis
 Notary Public for Oregon

My commission expires: 6-16-90

(ORS 194.570)

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)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of September, 1987, at 9:49 o'clock A.M., and recorded in book/reel/volume No. MB7 on page 17088 or as fee/file/instrument/microfilm/reception No. 79526, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME _____ TITLE _____

By Ann Smith Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, return to:

BLM SERVICES INC.

247 E. Tahquitz Way

Suite 25

Palm Springs, California 92262

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

OK
10

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto... and that he will warrant and forever defend the same against all persons whomsoever.

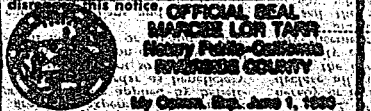
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a) primarily for grantor's personal, family or household purposes (See Important Notice below).

This deed applies to inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-News Form No. 1319 or equivalent.

Wayne J. Hammer
Peggy K. Hammer



STATE OF OREGON
County of Klamath
This instrument was acknowledged before me on Sept. 4, 1987 by Wayne J. Hammer and Peggy K. Hammer. Notary Public for Oregon, Maurice Loh Tarr, My commission expires 6-1-90.

TO: The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to: [Address].

DATED: [Date] BY: [Signature] Beneficiary

Do not lose or destroy this Trust Deed OR THIS NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED
FOR (FORA No) [Blank] KTS
STEVENSON LAW FIRM, P.C., PORTLAND, ORE.

Grantor: [Blank]
Beneficiary: [Blank]

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 21st day of September, 1987, at 9:42 o'clock A.M., and recorded in book/roll/volume No. M87, on page 17089 or as fee/file/instrument/microfilm/reception No. 29527. Record of Mortgages of said County.

Witness my hand and seal of County attested.
Evelyn Biehne, County Clerk
By: [Signature] Deputy

16021 DEED Fee: \$9.00