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BARGAIN AND SALE DEED

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20921

KNOW ALL MEN BY THESE PRESENTS, That

Janet M. Wheeler

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bryant Williams and Bernece H. Williams, husband and wife, hereinafter called grantor, 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:

E1/2NW1/4 of Section 11, Township 40 South, Range 9 East of the Willamette Meridian, lying East of the drain known as the 3-B Drain as described in deed to United States of America recorded October 17, 1917, in Deed Volume 17 on page 367, Records of Klamath County, Oregon.

Subject, however, to the following:

- Any unpaid charges or assessments of Klamath Irrigation District.
- Taxes, Account #4009-1100-200 unpaid as follows: Key #93295
  - 1985-86 in the amount of \$4.56
  - 1986-87 in the amount of \$246.68
  - 1987-88 in the amount of \$432.29.

Note: If taxes are paid by November 15, 1987, total due is \$683.53.

This deed is intended as a deed in lieu of foreclosure and is intended to convey to Grantees all of Grantor's interest in the real property and in the following Contract of Sale: Bryant Williams and Bernece H. Williams, husband and wife, vendors, and Kenneth R. Wheeler and Janet M. Wheeler, husband and wife, vendees, dated January 10, 1978, recorded January 13, 1978, in Deed Volume M-78 on page 863, records of Klamath County, Oregon. All payments and other consideration transferred from Grantor to Grantees as a result of the above Contract of Sale shall remain the sole property of Grantees. Acceptance and recording of this deed by Grantees satisfies all indebtedness due under said contract from Grantor to Grantees.

(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 \$Forebearance of the whole 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 16 day of November, 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 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, COLORADO

(ORS 194.570)

County of Grand ss.

The foregoing instrument was acknowledged before me this 16 November 1987, by Janet M. Wheeler

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)

Janet M. Wheeler

Box 86

Kremmling, CO 80459

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Bryant Williams

4598 Cross Road

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore, Attorney at Law

426 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Bryant Williams

4598 Cross Road

Klamath Falls, OR 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 18th day of November, 1987, at 3:07 o'clock P.M., and recorded in book/reel/volume No. M87 on page 20921 or as fee/file/instrument/microfilm/reception No. 21745, 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