

OK

84005

BARGAIN AND SALE DEED

Vol. 1489

Page

1546

KNOW ALL MEN BY THESE PRESENTS, That TWYLA A. FLOCKOI

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ERIK ALLAN FLOCKOI

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:

The interest of the grantor, of 1/2 interest in the following:

Lots 1 (one) and 2 (two), Block 7, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file with the Clerk of Klamath County, Oregon;

1988 FEB 2 PM 3 148

(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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being an exchange of properties and settlements thereof.

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 21st day of January, 1988; 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this 21st day of January, 1988, by Twyla A. Flockoi

(SEAL) Notary Public for Oregon My commission expires: 6-16-88

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 19, by president, and by secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

TWYLA A. FLOCKOI

GRANTOR'S NAME AND ADDRESS

ERIK ALLAN FLOCKOI

GRANTEE'S NAME AND ADDRESS

After recording return to: ERIK ALLAN FLOCKOI 8726 First N.W. Seattle, WA 98117

NAME, ADDRESS, ZIP

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

1060 Hanks St. Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of February, 1988, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M88 on page 1546 or as fee/title/instrument/microfilm/reception No. 84005, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pam Smith Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE

6/8/88 10