

86082

## BARGAIN AND SALE DEED

Vol. 788 Page 5420

(Statutory Form)

KENNETH A. ADOLPHSON and JANICE L. ADOLPHSON, Grantor(s), convey  
to RAYMOND A. VAN ORDER and RUTH L. VAN ORDER, Grantee(s), the  
following real property free of encumbrances except as specifically  
set forth below:

Lot 8, Block 42, KLAMATH FALLS FIRST ADDITION, according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon, and the South 55 feet of the East 26  
feet of the Westerly 26.6 feet of Lot 3, Block 42, FIRST ADDITION  
TO THE CITY OF KLAMATH FALLS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage,  
\*the schedule of exclusions from coverage, together with any  
schedules contained in standard title policies,\* reservations,  
easements, restrictions and rights of way of record and those  
apparent on the land.

SUBJECT TO Trust Deed including the terms and provisions thereof,  
given to secure an indebtedness with interest thereon and such  
future advances as may be provided therein;

Dated: September 28, 1984

Recorded: September 28, 1984

Volume: M84, page 16848, Microfilm Records of Klamath County,  
Oregon.

Re-recorded: December 4, 1984

Volume: M84, page 20342, Microfilm Records of Klamath County,  
Oregon.

Amount: \$25,000.00

Grantor: Raymond A. Van Order and Ruth L. Van Order and Kenneth  
A. Adolphson and Janice L. Adolphson

Trustee: William Sizemore

Beneficiary: Klamath First Federal Savings and Loan Association

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

DATED this 8th day of April, 1988.

Kenneth A. Adolphson  
Grantor

Janice L. Adolphson  
Grantor

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 20th day of  
January, 1988, by Kenneth A. Adolphson and Janice L. Adolphson. OK

Charles F. Robb  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-30-88

ck  
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5421

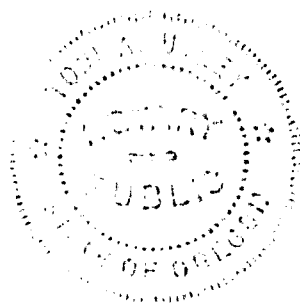
STATE OF OREGON )  
 ) ss.  
County of Jackson )

Dated: April 8th, 1988.

Personally appeared the above named Janice L. Adolphson and  
acknowledged the foregoing instrument to be her voluntary  
act and deed.

Before me:

Joni A. Vittey  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-20-92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan, Attorney the 11th day  
of April A.D., 19 88 at 2:06 o'clock P M., and duly recorded in Vol. M88,  
of Deeds on Page 5421.

By Bernetha A. Detsch  
Evelyn Biehn County Clerk

FEE \$15.00

Return to:  
Neal G. Buchanan  
601 Main, Suite 215  
Astoria, Ore.