

94780

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That TEN MINUTE CAR CARE, a partnership, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SUSAN E. GREEN, 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:

A tract of land located in Tract 17, ENTERPRISE TRACTS, situate in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

All that portion of Tract 17 of Enterprise Tracts lying Southwest of Alameda and East of the Easterly right of way line of the United States Bureau of Reclamation Main Canal.

Subject, however, to the following:

- 1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easement of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83, at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86, at page 9346.

(For continuation, see reverse side of this Bargain and Sale Deed.)

(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 \$53,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 9th day of December, 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.

TEN MINUTE CAR CARE, a partnership

By: Susan E. Green

By: Susan E. Green

David L. Terhune

(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 9th day of December, 1988, by Susan E. Green

STATE OF OREGON, County of Klamath, The foregoing instrument was acknowledged before me this December 9, 1988, by David L. Terhune

Notary Public for Oregon, My commission expires: 12-19-88

Notary Public for Oregon, My commission expires: 12-19-88

Form with fields for Grantor's Name and Address (Susan E. Green), Grantee's Name and Address, and recording return information (Blair M. Henderson, Attorney).

Form for recording information including State of Oregon, County, date, time, and recording details.

1988 DEC 9 PM 2 21

