

OK

95990

K-40705

BARGAIN AND SALE DEED

Vol. M89 Page 680

CLERK

KNOW ALL MEN BY THESE PRESENTS, That RONALD M. COLITTI and BENITA A. COLITTI, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey ~~an~~ an undivided one-half interest each to FRANK E. PEYTON and EDO E. BARTOLOMEI, as tenants in common, 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 1 and all of Lot 2, except the northerly 35 feet of said Lot 2 conveyed to Klamath Disposal, Inc. by deed recorded in Volume M68, Page 10058, Klamath County Deed Records, Block 1, RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 63,866.82.

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 ©, 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 29<sup>th</sup> day of November, 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, California } ss.  
County of Ventura }

The foregoing instrument was acknowledged before me this Nov. 29, 1988, by RONALD M. COLITTI and BENITA A. COLITTI, husband and wife.

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

(SEAL)

My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

(SEAL)

My commission expires: March 15, 1989

GRANTOR'S NAME AND ADDRESS

Ronald and Benita Colitti  
1136 Colina Vista  
Ventura, CA 93003

GRANTEE'S NAME AND ADDRESS

After recording return to:

Attorney at Law

540 Main Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Frank E. Peyton, et al  
4138 Market Street N.E., No. B-308  
Salem, Oregon 97301

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 11th day of Jan., 1989, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M89 on page 680 or as fee/file/instrument/microfilm/reception No. 95990, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Douglas M. Mullen* Deputy

Fee \$8.00

89 JAN 11 PM 3 39