

OK

96831

BARGAIN AND SALE DEED

Vol. M89 Page 2395

KNOW ALL MEN BY THESE PRESENTS, That ****WALTER L. RODGERS****

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

*****FAITHFUL DUTY GROUP*****

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 24 in Block 1 of First Addition to Altamont Acres, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the following: Beginning at the Southeast corner of said Lot 24 at the intersection of the Altamont Drive and Cannon Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of way line, 10.00 feet; thence Southwesterly to a point on the North right-of-way line of Cannon Avenue 60.00 feet Westerly of the Southeast corner of said Lot 24 (point of beginning); thence Easterly 60.00 feet to the point of beginning.

(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 \$ 10,000.00 **W.L.**

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 _____ day of _____, 19____; 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.

WALTER L. RODGERS

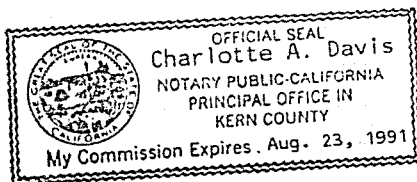
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF CALIFORNIA

COUNTY OF **KERN**

SS.

On this 18th day of January, in the year 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared **Walter L. Rodgers**



_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal

Charlotte A. Davis
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev 5-82
©1982 WOLCOTT, INC. (Price class B 2)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Faithful Duty Group
5858 Shasta Way
Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Faithful Duty Group

on this 7th day of Feb. A.D. 19 89
at 2:21 o'clock P M. and duly recorded
in Vol. M89 of Deeds Page 2395

Evelyn Biehn County Clerk
By **Darlene Mendenhall**

Deputy.

Fee, \$8.00

1989 FEB 7 PM 2 21