

OK

97925

BARGAIN AND SALE DEED

Vol. M89 Page 4138

KNOW ALL MEN BY THESE PRESENTS, That CHARLES WARREN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KEITH W. MENDENHALL, and DIXIE L. MENDENHALL, husband and wife, as to an undivided one-half interest with right of survivorship, and JAMES W. AYLING as to an undivided one-half interest as tenant 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:

The Northeast Quarter of the Northwest Quarter of Section 24, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of 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 \$ -0-; forgiveness

of \$18,000.00 debt owed by grantor. 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 ①, 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 17 day of February, 1989; 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 Josephine

) ss.

The foregoing instrument was acknowledged before me this 17 day of February, 1989, by

CHARLES WARREN

Pattie J. Jarrett
Notary Public for Oregon

(SEAL)

My commission expires: 11/24/92

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

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

CHARLES WARREN

7680 Highway 238

Jacksonville, OR 97530

GRANTOR'S NAME AND ADDRESS

KEITH W. & DIXIE L. MENDENHALL

1410 Williams Hwy. Grants Pass, OR 97527

JAMES W. AYLING

GRANTEE'S NAME AND ADDRESS

After recording return to:

OSCAR R. NEALY

224 N.W. B Street

Grants Pass, OR 97526

NAME, ADDRESS, ZIP

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

KEITH W. & DIXIE L. MENDENHALL

1410 Williams Hwy.

Grants Pass, OR 97527

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 10th day of March, 1989, at 11:59 o'clock A.M., and recorded in book/reel/volume No. M89 on page 4138 or as fee/file/instrument/microfilm/reception No. 97925, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Pauline M. Mendenhall* Deputy

Fee \$8.00

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