

OK

3301

BARGAIN AND SALE DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

WILLIAM H. ROKES and ELMA B. ROKES

Grantor,

conveys to JULIE ROKES

Grantee, the following real property situated in Klamath

County, Oregon, to-wit:

The West 20 feet of Lot 361 and the East 20 feet of Lot 362 in Block 123 of MILLS 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: See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 0 - gift. (Here comply with the requirements of ORS 93.030)

Dated this 19th day of July, 1989.

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.

William H. Rokes
WILLIAM H. ROKES

Elma B. Rokes
ELMA B. ROKES

STATE OF OREGON, County of Klamath) ss.

July 19, 1989.

Personally appeared the above named WILLIAM H. ROKES and ELMA B. ROKES

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Maureen M. Drunkle
Notary Public for Oregon—My commission expires: 11-20-91

BARGAIN AND SALE DEED	
WILLIAM H. and ELMA B. ROKES	GRANTOR
JULIE ROKES	GRANTEE
2315 Orchard Street	
Klamath Falls, OR 97601	
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
JULIE ROKES	
2315 Orchard Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
JULIE ROKES	
2315 Orchard Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

1. Taxes for the fiscal year 1989-1990, a lien, not yet due and payable.

Account No: 3809 033AD 06700

Key No: 481589

2. Reservations as contained in deed from Klamath Korporation.

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

Dated: September 23, 1977

Recorded: October 3, 1977

Volume: M77, page 18796, Microfilm Records of Klamath County, Oregon
Amount: \$13,200.00

Grantor: William H. Rokes and Elma B. Rokes, husband and wife

Trustee: William L. Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association
which Trust Deed has been assumed by Grantee who has agreed to pay and hold Grantors harmless therefrom.

4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

5. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

6. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

STATE OF OREGON,

County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 19th day of July, 1989, before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Elma B. Rokes

known to me to be the identical individual.... described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

ZOE GAYLE KENSEY
NOTARY PUBLIC - OREGON
My Commission Expires _____

[Signature]
Notary Public for Oregon
My Commission expires 3/31/92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day of Aug. A.D., 19 89 at 9:12 o'clock A.M., and duly recorded in Vol. M89, of Deeds on Page 14056

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins