

4554

BARGAIN AND SALE DEED

Vol. m89 Page 16205

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES B. CASTER

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

ELIZABETH FAY BABIRACKI

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 23, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: The premises herein described are within and subject to the statutory powers, including the power of assessment, of the South Suburban Sanitary District; The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District; Irrigation laterals and drains shown on the plat of Casitas; and conditions and restrictions as contained in instrument recorded August 30, 1944, Vol. 168, pg. 326, Deed Records of Klamath County, Oregon

and

Reserving unto Grantor a life estate in the real property conveyed.

(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.

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 24th day of September, 1985; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 Klamath

The foregoing instrument was acknowledged before me this September 24, 1985, by Charles B. Caster

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

19, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

Charles B. Caster

P.O. Box 1001

Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Elizabeth Fay Babiracki

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles B. Caster

P.O. Box 1001

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Aug., 1989, at 3:38 o'clock P.M., and recorded in book/reel/volume No. M89 on page 16205 or as fee/file/instrument/microfilm/reception No. 4554, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Muller Deputy

Fee \$8.00

1989 AUG 29 PM 3:38