

OK 11745

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Stephen S. Smith as to an undivided 37.5% interest, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Tom Sakraida as to an undivided 25% and Craig Christiansen & Christy Christiansen, husband & wife **, 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:

Leasehold interest in Lot 9, Block D, U.S. Forest Service, LAKE OF THE WOODS SUMMER HOMESITES, Klamath County, Oregon.

**as to an undivided 12.5%.

(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 \$ 11,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The balance between the symbols $\{$ and $\}$ 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 23rd day of February, 1990; 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.)

STATE OF OREGON,

(ORS 194.570)

County of Jackson } ss.

The foregoing instrument was acknowledged before me this Feb. 23, 1990, by Stephen S. Smith

Notary Public for Oregon

My commission expires: 8/26/93

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)

GRANTOR'S NAME AND ADDRESS

Christiansen/Sakraida
736 Mason Way
Medford, OR. 97501

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jackson County Title Co.
502 West Main St.
Medford, Or.

NAME, ADDRESS, ZIP

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

Grantee

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 26th day of Feb., 1990, at 3:17 o'clock PM., and recorded in book/reel/volume No. M90 on page 3643 or as fee/file/instrument/microfilm/reception No. 11745, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra M. Mullendor Deputy

Fee \$28.00

90 FEB 26 PM 3 17