

OK 12028

BARGAIN AND SALE DEED

Vol. m90 Page 4160

KNOW ALL MEN BY THESE PRESENTS, That VERN E. PHILLIPS AND VERLA MAE PHILLIPS, HUSBAND AND WIFE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VERN SCOTT PHILLIPS AND JULIE LYNN DAVIES AS TENANTS 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:

Lot 10 in Block 305 of DARROW 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.

Assessors Account No. 1-3809-33DD-900

RESERVING UNTO THE GRANTORS A LIFE ESTATE IN THE ABOVE DESCRIBED PARCEL.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ love and affection

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 5th day of March, 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this March 5, 1990, by

Vern E. Phillips and Verla Mae Phillips

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)

(SEAL) PAMELA J. NOTARY PUBLIC for Oregon
NOTARY PUBLIC-OREGON
My Commission Expires 8/16/92

Mr. and Mrs. Vern E. Phillips

2436 Eberlein

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Vern Scott Phillips and Julie Lynn Davies

5917 Independence

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vern Scott Phillips and Julie Lynn Davies

5917 Independence

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Vern Scott Phillips and Julie Lynn Davies

5917 Independence

Klamath Falls, Oregon 97603

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 6th day of March, 1990, at 9:33 o'clock A.M., and recorded in book/reel/volume No. M90 on page 4160 or as fee/file/instrument/microfilm/reception No. 12028, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pamela M. Mulholland Deputy

Fee \$28.00

90 MAR 6 AM 9 33