

ASPEN 34656

## BARGAIN AND SALE DEED

THIS INDENTURE between RUTH ANNE REVOIR, hereinafter called "first party", and CLYDE M. HUME and THELMA HUME, husband and wife, hereinafter called "second parties";

## W I T N E S S E T H:

WHEREAS, first party is the owner and holder of the buyer's interest in a land sale contract dated July 8, 1976, wherein second parties are the sellers, and on which contract there is presently a principal balance owing of \$12,849.47; said contract now being in default and subject to foreclosure, and

WHEREAS, first party, being unable to pay the same, has requested second parties to accept an absolute deed of conveyance of said property in satisfaction of first party's obligation to pay the unpaid balance of the purchase price under said contract of sale, and second parties do hereby accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated and the forgiving of the obligation to pay the remaining balance of the purchase price under said contract of sale, first party hereby grants, bargains, sells and conveys unto second parties, their heirs, successors and assigns, all of the following-described real property, situated in Klamath County, Oregon, to-wit:

Lot 7, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, LESS the East 10 feet thereof; also a portion of land 5 feet by 170.6 feet off the northerly side of Lot 8, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, being the area lying within the following-described boundaries, to-wit: Beginning at the northwesterly corner of said Lot 8; thence easterly along the northern boundary line of Lot 8 a distance of 170.6 feet; thence southerly a distance of 5 feet parallel to California Avenue; thence westerly on a line parallel to the northerly boundary line of said Lot 8 a distance of 170.6 feet to California Avenue; thence northerly along California Avenue a distance of 5 feet to the point of beginning,

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto said second parties, their 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.

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.

IN WITNESS WHEREOF, the first party above named has executed this instrument this 28<sup>th</sup> day of November, 1989.

Ruth Anne Revoir  
Ruth Anne Revoir

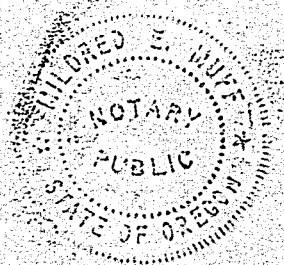


STATE OF OREGON

County of CLACKAMAS }

ss.

The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of November, 1989, by RUTH ANNE REVOIR.



Michael E. Muzz  
NOTARY PUBLIC FOR OREGON

My commission expires \_\_\_\_\_

My Commission Expires June 16, 1990

After recording, return to:  
H. F. Smith, Attorney at Law  
540 Main Street  
Klamath Falls, Oregon 97601

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

CLYDE M. and THELMA HUME  
P. O. Box 1056  
North Bend, Washington 98045

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day  
of March A.D., 19 90 at 3:31 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 4450.

FEE \$33.00

Evelyn Biehn - County Clerk

By Dorene Mueller