

OK

15734

BARGAIN AND SALE DEED

Vol. m90 Page 10796

KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, Trustee under
trust dated December 31, 1986, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
James A. Franks and Connie Franks, husband & wife as joint tenants,
 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 6, Block 7, Klamath Country, in the County of Klamath, State of
 Oregon, as shown on Map filed in Book 20, Page 6 of Maps.
 Subject to conditions, covenants, restrictions, reservations,
 easements, right and rights of way of record.

(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 \$ 4,900.00

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 4th day of JUNE, 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 DE-
 SCRIBED 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,

County of JACKSON } ss.

This foregoing instrument was acknowledged before
 me this June 4th, 1990, by

Thomas C. Howser

H. J. Murrell
 Notary Public for Oregon

My commission expires: 12-6-1993

(ORS 194.570)

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)

Thomas C. Howser, Trustee

P.O. Box 640

Ashland, Oregon 97520

GRANTOR'S NAME AND ADDRESS

James A. & Connie Franks

2525 Ruby Court

Rocklin, Calif. 95677

GRANTEE'S NAME AND ADDRESS

After recording return to:

BLM Services, Inc.

247 E. Tahquitz Way, #25

Palm Springs, Calif. 92262

NAME, ADDRESS, ZIP

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

James A. & Connie Franks

2525 Ruby Court

Rocklin, Calif. 95677

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
5th day of June, 1990,

at 11:18 o'clock A.M., and recorded
 in book/reel/volume No. M90 on
 page 10796 or as fee/file/instru-

ment/microfilm/reception No. 15734,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Murrell Deputy

Fee \$28.00