

OK

19240

BARGAIN AND SALE DEED

Vol. m90 Page 16902KNOW ALL MEN BY THESE PRESENTS, That PENNEY MARIE PHELPS

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

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, Block 49, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, and State of Oregon, subject to easements, restrictions, rights-of-way of record and those apparent on the land and the obligation to John Wayne Parker.

(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 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 17 day of August, 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 Aug. 17, 1990, by Penney Marie Phelps

Quade Shannon
Notary Public for Oregon
(SEAL) My commission expires: 6-9-93

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)

Penney Marie Phelps
1331 Avalon Street, #7
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Kenneth W. Phelps
243 Nevada Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore, P.C.
426 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Kenneth W. Phelps
243 Nevada Street
Klamath Falls, Oregon 97601
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 22nd day of Aug., 1990, at 3:23 o'clock P.M., and recorded in book/reel/volume No. M90 on page 16902 or as fee/file/instrument/microfilm/reception No. 19240, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullenders, Deputy

Fee \$28.00

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28.00