

21762

BARGAIN AND SALE DEED

Vol. 190 Page 21264

KNOW ALL MEN BY THESE PRESENTS, That THOMAS J. HEGER

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHARON E. MCCARROLL, hereinafter called grantor, formerly known as Sharon M.S. Heger hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the appurtenances, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 7 in Block B of Mahn's Acres Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Taxes for 1987-88 are now a lien but not yet payable. Account No. 2309-14BA-2400 Key: 131501
- 2. Reservations and restrictions in U. S. Patent to Fred L. Mahn, dated May 15th 1918, recorded August 7th 1918, in Volume 49 Page 391, Deed records of Klamath County, Oregon.
- 3. Reservations and restrictions contained in the dedication of Mahn's Acres Subdivision.

(IF SPACE IS SUFFICIENT, 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 \$ Marital Settlement Agreement

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 AUGUST, 1990 day of

and as corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Thomas J. Heger  
THOMAS J. HEGER

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 FEEL TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Lane ss. September 11  
This instrument was acknowledged before me on August, 19 90  
by THOMAS J. HEGER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Jack A. Bellamy

My commission expires 7/15/91 Notary Public for Oregon

THOMAS J. HEGER  
4895 Mahalo  
Eugene, Oregon 97405  
GRANTOR'S NAME AND ADDRESS

Return:  
Lynette & Walter  
975 Oak St #330  
Eugene, Or. 97401  
ADDRESS  
ZIP

Should a charge be requested all tax statements shall be sent to the following address.  
SHARON E. MCCARROLL  
P. O. Box 3934  
Sun River, OR 97707  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 23rd day of Oct., 1990, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M90 on page 21264 or as fee/file/instrument/microfilm/reception No. 21762, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Debbie Mullins Deputy

Fee \$28.00

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