

BARGAIN AND SALE DEED

Vol. m90 Page 22416

22396

KNOW ALL MEN BY THESE PRESENTS, That GEORGE MORLEY WARNER AND NANCY E. WARNER, husband and wife The Trustees for the hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE MORLEY WARNER and NANCY EMERY WARNER, Co-Trustees, U/D/T dated August 24, 1989, F/B/O The Warner Family hereinafter called grantees, 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 in Block 44 of HOT SPRINGS 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.

Klamath County Tax Account #3809-28CA 9700

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, dated August 3, 1979 and recorded August 6, 1979, in Volume M79, page 18728, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the above named Grantees hereby agree to assume and pay in full.

(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-

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 7th day of November, 1990; if a 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.

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 executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on November 7, 1990, by

George Morley Warner and Nancy E. Warner

[Signature]
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

George and Nancy Warner
1140 Madison
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Same as Grantor

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantor

NAME, ADDRESS, ZIP

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

Same as Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of Nov., 1990, at 12:15 o'clock P.M., and recorded in book/reel/volume No. M90 on page 22416 or as fee/file/instrument/microfilm/reception No. 22396, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature], Deputy

Fee \$28.00