

OK **22493**

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN L. NORTHCUTT AND CAROLYN A. NORTHCUTT, husband and wife, as to an undivided 1/2 interest 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:

Township 39 South, Range 12 East of the Willamette Meridian  
Section 20: That portion of the W $\frac{1}{2}$  and W $\frac{1}{2}$ SE $\frac{1}{4}$  lying Southwesterly of Lost River and Northeasterly of the East Langell Valley Road, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for accuracy and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ trade

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of November, 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.)

STATE OF OREGON, } ss.  
County of Klamath

The foregoing instrument was acknowledged before me this 13th day of November, 1990, by LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT

(SEAL)

My commission expires: 11/16/91

Notary Public for Oregon

(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)

Mr. & Mrs. Leslie E. Northcutt  
1930 Round Lake Road  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. John L. Northcutt

GRANTEE'S NAME AND ADDRESS

After recording return to:

John L. and Carolyn A. Northcutt  
Rt 1 Box 21  
Bonanza, OR 97623  
NAME, ADDRESS, ZIP

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

John L. and Carolyn A. Northcutt  
Rt 1 Box 21  
Bonanza, OR 97623  
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 13th day of Nov., 1990, at 2:24 o'clock P.M., and recorded in book/reel/volume No. M90 on page 22565 or as fee/file/instrument/microfilm/reception No. 22493, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mulder Deputy

Fee \$28.00

NOV 13 PM 2 24