

mc 24885

NE 25547

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JANE OHLUND and CHERYL LYNN MOON formerly known as CHERYL LYNN OHLUND sole stockholders of JANE'S PARADISE ACRES, INC. an Oregon dissolved corporation for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MERTON E. FEREBEE and LENA D. FEREBEE, husband and wife, and WILLIAM E. COX 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 in Block 1 of RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$to clear title. 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 18th day of January 1991; 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.

Notary Public for Oregon seal: Kathleen Matteta, Commission Expires 3-8-93. Includes handwritten notes: 'KATHLEEN MATTETA NOTARY PUBLIC STATE OF OREGON COMMISSION EXPIRES 3-8-93' and 'WAS SWORN IN BY THE STATE OF WASHINGTON FEBRUARY 22nd 1991'.

STATE OF OREGON, County of JACKSON) ss. This instrument was acknowledged before me on January 18, 1991, by JANE OHLUND.

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

Notary Public for Oregon: Abida Benin, My commission expires 6/25/91.

Handwritten notes: 'Cheryl Lynn OHLUND', 'Notary for State of WA', 'Residing at Waltham', 'Commission Expires 3-8-93'.

Form fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and After recording return to: Wm E Cox, 565 SW 10th, Newport Ore 97365. Also includes 'Until a change is requested all tax statements shall be sent to the following address: NO change'.

STATE OF OREGON, County of Klamath) ss. I certify that the within instrument was received for record on the 5th day of Feb., 1991, at 9:37 o'clock A.M., and recorded in book/reel/volume No. M91 on page 2213 or as fee/file/instrument/microfilm/reception No. 25547, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk. By Catherine Mueland, Deputy.

Fee \$28.00

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