

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LYDA SNYDER, herein called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOY RUTH FAIR, reserving a life estate to the Grantor, 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:

The East 120 feet of Lot 7 of HOMELAND TRACTS No. 2, Klamath County, Oregon, according to the duly recorded plat thereof now on file in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to easements and rights of way of record and those apparent on the land, and contracts and/or liens for irrigation and/or drainage, and to reservations in original patents.

The consideration for this deed is love and affection.

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 \$0.00.

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 21 day of February, 1991; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Lyda D. Snyder
LYDA SNYDER

STATE OF OREGON)

County of Klamath)

Personally appeared the above named LYDA SNYDER and acknowledge the foregoing instrument to be her voluntary act and deed.

(SEAL)

Lyda Snyder, Grantor

Before me: *Camille Kruger*
Notary Public for Oregon
My Commissioner Expires: 9-22-92

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the 21st day of Feb., 1991, at 11:42 o'clock AM., and recorded in book/reel/ volume No M91 on page 3173 or as fee/file/instrument/microfilm/reception No 26122, Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name Title
By *Chulene Mauldin* Deputy

Fee \$28.00

After recording return to:
Lyda Snyder
2828 Patterson Street
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent to the following address:
Lyda Snyder
2828 Patterson Street
Klamath Falls, OR 97603

91 FEB 21 AM 11 42