

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that FRANCES SYLVIA USSERY, hereinafter called Grantor, for the consideration hereinafter stated, and subject to a life estate in the property to FRANCES SYLVIA USSERY, does hereby grant, bargain, sell and convey unto GEORGE A. RUDY and PATRICIA L. RUDY, husband and wife, hereinafter called Grantees, and unto Grantees' 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, to-wit:

Lot 107 of FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Tax Account No. 3909 010CD 09400  
More commonly known as 4318 Avalon Place, Klamath Falls OR

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

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.

The true and actual consideration paid for this transfer is love and affection.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of May, 1991.

Frances Sylvia Ussery  
FRANCES SYLVIA USSERY

STATE OF OREGON, County of Klamath) ss.

Before me this 13<sup>th</sup> day of May, 1991, personally appeared the above-named Frances Sylvia Ussery and acknowledged the foregoing instrument to be her voluntary act and deed.

Michael L. Brant  
Notary Public for Oregon  
My Commission Expires: 1/22/93

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 14<sup>th</sup> day of May, 1991, at 10:27 o'clock A.M., and recorded in Book M91 on page 9087 or as file/reel/number 29382, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

AFTER RECORDING, RETURN TO:

By: Douglas Mueller Deputy

MICHAEL L. BRANT  
ATTORNEY AT LAW  
325 MAIN STREET  
KLAMATH FALLS, OR 97601