

NE **31126** BARGAIN AND SALE DEED Vol. *m9* / Page **12181**

KNOW ALL MEN BY THESE PRESENTS, That JAMES TERRANCE BIRD and JACKLYN MARY BIRD now known as JACKLYN MARY PATSCH, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRYAN D. NICKEL and TERRIE L. NICKEL, husband and wife 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, Block 36, FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The intent of this Bargain & Sale Deed is to transfer all our rights, title and interest, including redemption rights as set forth in Circuit Court Case #9001422CV to the Grantees named above.

(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-
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 ①, 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 10th day of June, 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.

James Terrance Bird
his attorney in fact Lisa M. Young
Jacklyn M. Patlach

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on June 10, 1991
by JACKLYN MARY PATSCH and LISA M. YOUNG as attorney-in-fact for JAMES TERRANCE BIRD
This instrument was acknowledged before me on June 10, 1991
by _____
as _____
of _____
Kristi J. Redd
Notary Public for Oregon
My commission expires 11/16/91

JAMES TERRANCE BIRD & JACKLYN MARY PATSCH	
GRANTOR'S NAME AND ADDRESS	
BRYAN D. NICKEL & TERRIE L. NICKEL	
403 LINCOLN ST.	
KLAMATH FALLS OR 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.	
County of Klamath	
I certify that the within instrument was received for record on the 26th day of June, 1991, at 9:12 o'clock A.M., and recorded in book/reel/volume No. M91 on page 12181 or as fee/file/instrument/microfilm/reception No. 31126, Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
Evelyn Biehn, County Clerk	
NAME	TITLE
By <i>Randee M. Mulendore</i> Deputy	
Fee \$28.00	