

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **L. W. FOGEL**, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **L. W. FOGEL, RAMONA LEE OVERSON and COLLEEN GAIL KUNZE**, as joint tenants, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract No. 64 of Pleasant Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following restrictions: 1. To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners; 2. To the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workman like manner; shall be painted outside and shall be set back at least 30 feet from property line on street.

The grantees herein do not take the title in common but with the right of survivorship; that is, that the fee shall rest in the survivor of the grantees.

To Have and 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 the 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 7 day of August, 1991.

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.

L. W. Fogel
L. W. FOGEL

STATE OF OREGON)

) ss.

County of Klamath)

On this 7 day of August, 1991, personally appeared before me the above named L. W. Fogel and acknowledged the foregoing instrument to be his voluntary act and deed.

Barbara J. Smith
Notary Public for Oregon
My Commission expires: 2-5-93

L. W. Fogel

4742 Shasta Way
Klamath Falls, OR 97603

Grantor's Name and Address

L. W. Fogel, et al
4742 Shasta Way
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603

Mail tax statements to:
L. W. Fogel, et al
4742 Shasta Way
Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Richard N. Belcher
on this 8th day of Aug. A.D., 19 91
at 2:27 o'clock P M. and duly recorded
in Vol. M91 of Deeds Page 15580.
Evelyn Biehn County Clerk
By Pauline Mullendare
Deputy.

Fee, \$28.00

1991 AUG 9 PM 2 27