

OK

BARGAIN AND SALE DEED

42493

Vol. m92 Page 5940

KNOW ALL MEN BY THESE PRESENTS, That DEBORAH IVONN THOMAS and ANDREW MICHAEL THOMAS, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE ESTATE OF EVELYN SILVERS MILLER aka EVELYN VIRGINIA MILLER, deceased, 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:

Per Exhibit "A" attached hereto.

This Instrument is intended to clear title to the above described property.

(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 ©, 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 17th day of March, 1992; 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 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 194.570)

STATE OF OREGON, County of \_\_\_\_\_) ss.

County of Klamath \_\_\_\_\_)

The foregoing instrument was acknowledged before me this March 19, 1992 by

DEBORAH IVONN THOMAS and  
ANDREW MICHAEL THOMAS



ANGELA ZIEGLER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 224515  
MY COMMISSION EXPIRES DEC. 14, 1993

corporation, on behalf of the corporation.

(SEAL)

My commission expires: 12/14/93

My commission expires:

(If executed by a corporation, affix corporate seal)

Deborah Ivonn Thomas and  
Andrew Michael Thomas, 6420 S. 6th  
Street, Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS

Deborah Ivonn Thomas and  
Andrew Michael Thomas, 6420 S. 6th  
Street, Klamath Falls, Oregon 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

D. L. Hoots, Attorney at Law  
P.O. Box 8081, Klamath Falls,  
Oregon 97602

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

D. L. Hoots, Attorney at Law  
P.O. Box 8081, Klamath Falls,  
Oregon 97602

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

92 MAR 20 PM 3 35

## EXHIBIT "A"

A portion of Tract 49 of MERRILL TRACTS, in Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest corner of said Tract 49 (which point is also on the Southerly line of Front Street); thence South along the West line of said Tract 49 a distance of 330 feet to the Southwest corner of said Tract 49; thence East along the South line of said Tract a distance of 264 feet, more or less, to the Southeast corner of said Tract 49; thence North along the East line of said Tract a distance of 170 feet; thence West at right angles a distance of 140 feet; thence North at right angles a distance of 160 feet, more or less, to the North line of said Tract 49; thence West along the North line of said Tract 49 a distance of 124 feet, more or less, to the point of beginning.

Along with the North 20 feet of vacated Water Street adjacent to the South line of the above described parcel.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co. the 20th day of March A.D., 19 92 at 3:35 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 5940.

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mullendorfe