

NE 42592

MTC 26839 BARGAIN AND SALE DEED

Vol. M92 Page 6134

KNOW ALL MEN BY THESE PRESENTS, That

L. A. SWETLAND, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto OTTLAND, INC., an Oregon corporation,

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:

PARCEL 1: Lots 8 and 9, Block 10 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; TOGETHER WITH that portion of vacated Oregon Avenue adjoining the Northerly side of said lot.

PARCEL 2: Lots 10, 11 and 12 in Block 1 of MILLS GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, recorded April 6, 1990, in Volume M90, page 6400, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association together with Conditional Assignment of Rentals recorded in Volume M90, page 7434, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association (covering Parcel 1 above); and Trust Deed, recorded August 19, 1991, recorded in Volume M91, page 16473, Microfilm Records of Klamath County, Oregon, and Conditional Assignment of Rentals recorded August 19, 1991, in Volume M91, page 16478, Microfilm Records of Klamath County, Oregon, both in favor of Klamath First Federal Savings & Loan Association. The Grantee named herein hereby agrees to assume and pay in full the above described encumbrances. ALSO SUBJECT TO: Trust Deed recorded in Volume M92, page 3645 (covering Parcel 4) and Volume M92 page 3647 (covering Parcel 3) both recorded in Microfilm Records of Klamath County, Oregon, and both in favor of JJJ and E Trust, as Beneficiary. The Grantee herein hereby agrees to assume and pay in full the above described encumbrances.

(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 \$ 125,000.00

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 23rd day of March, 19 92; 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.

L. A. SWETLAND (Signature)

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on March 23, 19 92,

by L. A. SWETLAND

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_,

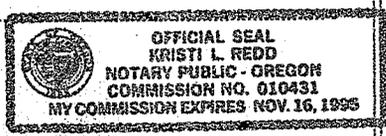
by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

(Signature) Notary Public for Oregon

My commission expires 11/16/95



L. A. SWETLAND 1361 Wild Plum Ct. Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

OTTLAND, INC., an Oregon corporation 1361 Wild Plum Ct. 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, County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of March, 19 92, at 10:02 o'clock A.M., and recorded in book/reel/volume No. M92 on page 6134 or as fee/file/instrument/microfilm/reception No. 42592, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk (Signature) Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

92 MAR 24 AM 10 02