

NE

46394

BARGAIN AND SALE DEED

Vol. 13456 Page 13456

KNOW ALL MEN BY THESE PRESENTS, That

JOHN E. BATZER

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KEITH STICKLEN AND GAYLE STICKLEN, 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:

Commonly known as 2705 Wiard, Wiard MHP
 Grantee's are purchasing the Real and Personal Property
 "AS IS" WHERE IS" with no expressed for implied
 guarantees or warranties of properties condition or use
 by owners, sellers and or its agents.

BUYERS
INITIALS

Legal Description:

Lot 34, Except the Southerly 33.4 feet and the South 3 feet
 of Lot 35, BAILEY TRACTS, according to the official plat thereof
 on file in the office of the County Clerk of Klamath County, Ore.
 SUBJECT TO : Real Estate Contract, subject to terms and provisions thereof,
 dated August 1, 1980, recorded August 1, 1980, Volume M80, page
 14360, Micro film records of Klamath County, Oregon from Dean
 J. Cameron to Rickey J. Allen, Virginia E. Allen and Aldura A.
 Allen, wherein the Vendors interest in said real estate contract
 was assigned, dated January 3, 1990, recorded January 3, 1990
 Volume M90, page 116, Microfil Records of Klamath County, Oregon.

XXXXX

See attached Exhibit "A" a part of and included with this Deed.

(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 \$ 86,000.00xxxxx

the whole
 However, the actual consideration consists of or includes other property or value given or promised which is
 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 11 day of June, 1992,
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
 ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

STATE OF OREGON, County of JACKSON) ss.

This instrument was acknowledged before me on 10, 1992,

by JOHN E. BATZER

This instrument was acknowledged before me on 19,

by

as

of

Notary Public for Oregon

My commission expires 09-05-92

JOHN E. BATZER

PO BOX 687

MEDFORD ORE. 97501

GRANTOR'S NAME AND ADDRESS

Keith & Gayle Sticklen

5616 Leland Dr.

Klamath Falls, OR. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantors

NAME, ADDRESS, ZIP

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

Grantees

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
 ment 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/file/instru-
 ment/microfilm/reception No.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

RECEIVED

13457

The vendees interest in said Real Estate Contract was assigned by instrument dated April 30, 1990, recorded May 16, 1990, Volume M90, page 9327, Microfilm Records of Klamath County, Oregon, from Rickey J. Allen, Virginia E. Allen and Aldura A. Allen to John E. Batzer. Wherein the effect of Bargain and Sale Deed, subject to the terms and provisions thereof, dated, April 30, 1990, recorded May 16, 1990, page 9328, Microfilm Records of Klamath County, Oregon to John e. Batzer.

The above Grantee agrees to assume and pay in full this obligation.

Said Grantee's being Keith adn Gayle Stickland, whom promise to assume and promise and agree to assume and pay said Real Estate Contract as noted above and relinquish and release and hold Grantor, John E. Batzer harmless and of all liability and responsibility of said Contract.

Signed:

Keith Stickland
Keith Stickland

6-17-92
Date

Gayle Stickland
Gayle Stickland

6-17-92
Date

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of June A.D., 19 92 at 11:13 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 13456.

FEE \$35.00

Evelyn Biehn . County Clerk

By Danell Mueller