

OK

47532

BARGAIN AND SALE DEED

Vol. m92 Page 15536

mtc 27783-KR

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE DUKES, Personal Representative for the Estate of Hazel Warrington, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD R. RYAN and DOROTHY J. RYAN, 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:

A parcel of land situated in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 19 Tp. 38 S. R. 9 E. W. M., and more particularly described as follows:

Beginning at a point which is 490 feet North of the Section Corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 E.W.M., thence West 315 feet, thence North 190 feet, thence East 100 feet, thence South 170 feet, thence East 215 feet, thence South 20 feet to the point of beginning.

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 \$29,000.00

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  $\textcircled{d}$ , 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 June, 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,

County of KLAMATH

The foregoing instrument was acknowledged before me this June 23rd, 1992, by

FLORENCE DUKES, Personal Representative

(ORS 194.570)

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

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

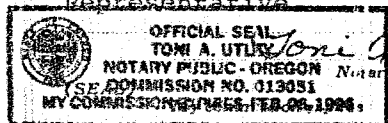
a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)



Notary Public for Oregon

2-6-92

FLORENCE DUKES, Personal Representative, 127 So. 6th Street Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

RICHARD R. RYAN and DOROTHY J. RYAN 467 E. Alvarado Pomona, CA 91767

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD R. RYAN and DOROTHY J. RYAN 467 E. Alvarado Pomona, CA 91767

NAME, ADDRESS, ZIP

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

RICHARD R. RYAN and DOROTHY J. RYAN 467 E. Alvarado Pomona, CA 91767

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of July, 1992, at 11:42 o'clock A.M., and recorded in book/reel/volume No. M92 on page 15536 or as fee/file/instrument/microfilm/reception No. 47532 Record of Deeds of said county.

Witness my hand and seal of County affixed.

\_\_\_\_\_, Evalyn Biehn, County Clerk

NAME

TITLE

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

Fee \$30.00