

SEP 1 AM 9 19

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OK

49997

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CLAUDIA LOUISE FRANCIS, hereinafter called grantor,for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JAMES KENT WARD AND CLAUDIA LOUISE WARDhereinafter called grantees, 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:

LOT 1, NORTH HALF LOT 2, BLOCK 7, FAIRVIEW ADDITION #2
CITY OF KLAMATH FALLS, STATE OF OREGON, TOWNSHIP 38,
RANGE 9, SECTION 29, TAX LOT 4800.

(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-

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY IS FREE OF ALL ENCUMBRANCES EXCEPT AS NOTED HEREON~~
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 31st day of AUGUST, 1992;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized there-to 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 THE 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 August 31, 1992, by
Claudia L. Francis

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this
_____, 19____, by _____

_____, president, and by _____

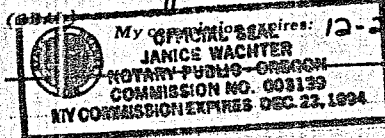
_____, secretary of _____

_____, corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES & CLAUDIA WARD
626 DELTA
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

No change: Linda Cooper &
Llamath First Federal
Add: James & Claudia Ward

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
1st day of Sept., 1992,
at 9:19 o'clock A. M., and recorded
in book/reel/volume No. M92 on
page 19829 or as fee/tile/instru-
ment/microfilm/reception No. 49997,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Darlene M. Mendenhall Deputy

Fee \$30.00

30.00
500 copy