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OK

49997

## BARGAIN AND SALE DEED

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

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 whole consideration is \$0.00.) (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 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 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 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

The foregoing instrument was acknowledged before me this , 19 , by  
president, and by  
secretary of

corporation, on behalf of the corporation.

(SEAL)

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

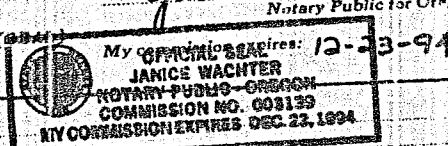
County of Klamath

I certify that the within instrument 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/title/instrument/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 *Dawnine Mullender* Deputy



GRANTOR'S NAME AND ADDRESS

After recording return to:  
JAMES & CLAUDIA WARD  
626 DELTA  
KLAMATH FALLS OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Until a change is requested all tax statements shall be sent to the following address.  
No Change Linda Cooper &  
Klamath First Federal  
Add: James & Claudia Ward  
NAME, ADDRESS, ZIP

Fee \$30.00

30-586024