

NE 92 DEC 10 PM 2 11

BARGAIN AND SALE DEED

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55033

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. WINCHELL and SHERRI J. WINCHELL, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JERRY O. ANDERSON BUILDING, 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:

The Northeasterly 100 feet of Lot 1, Block 35, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-28BC, Tax Lot 5000.

## SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.
2. Trust Deed dated December 4, 1985 and recorded December 6, 1985 in Book M-85, page 19897, in favor of Klamath First Federal Savings and Loan Association.
3. Mortgage dated March 14, 1989 and recorded April 25, 1989 in Book M-89, page 6902, in favor of CP National Corporation, a California corporation.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

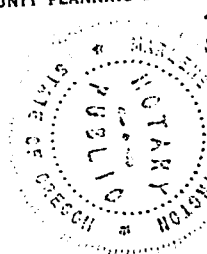
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$67,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>®</sup> (The sentence between the symbols<sup>®</sup>, 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 8th day of December, 1992; 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.



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

This instrument was acknowledged before me on December 10, 1992, by Robert L. Winchell and Sherri J. Winchell

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

Darlene P. Addington  
Notary Public for Oregon  
My commission expires 3-22-93

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry O. Anderson Building, Inc.  
201 Riverside  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Jerry O. Anderson Building, Inc.  
201 Riverside  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of Dec., 1992, at 2:11 o'clock P.M., and recorded in book/reel/volume No. M92 on page 29278 or as fee/file/instrument/microfilm/reception No. 55033, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Darlene Addington Deputy

Fee \$30.00