

55546

92 DEC 22 PM 2 25

BARGAIN AND SALE DEED

MTZ 28843-11F

Vol. m92 Page 30451

KNOW ALL MEN BY THESE PRESENTS, That CHARLOTTE ELHARD

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AMERICAN EQUITIES, INC., a Washington 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:

Lot 5 in Block 25, Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

EXCEPTING THEREFROM the Easterly 100 feet thereof.

(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 \$31,977.62

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 ©, 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 25TH day of NOVEMBER, 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.)

(ORS 194.570)

STATE OF OREGON, Washington } ss.
County of Yakima

The foregoing instrument was acknowledged before me this 1st Dec, 1992, by CHARLOTTE ELHARD

Judy Anderson
Notary Public for Oregon

(SEAL)

My commission expires: 10-31-93

STATE OF OREGON, County of } ss.

The foregoing instrument was acknowledged before me this

1992, 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)

CHARLOTTE ELHARD

GRANTOR'S NAME AND ADDRESS

AMERICAN EQUITIES, INC.

GRANTEE'S NAME AND ADDRESS

After recording return to:

AMERICAN EQUITIES, INC.

404 EAST 15TH ST., STE 12

VANCOUVER, WA 98663

NAME, ADDRESS, ZIP

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

Roderick A. Hall

NO CHANGE REQUESTED

Arnsheim, OH 92805

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Dec., 1992, at 2:25 o'clock PM., and recorded in book/reel/volume No. M92 on page 30451 or as fee/file/instrument/microfilm/reception No. 55546, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Muelender Deputy

Fee \$30.00