

57503

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BARGAIN AND SALE DEED

JAMES NELSON and CAROLE NELSON

KNOW ALL MEN BY THESE PRESENTS, That

as Tenants by the Entirety, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

RICHARD CULPEPPER and MARIE A. CULPEPPER, as Tenants by the Entirety

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 11 in Block 1, TRACT NO. 1164, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH 1959 TRANS Mobile Home, License Number AE2759 tab number 8140674 which is situate on the real property described herein.

(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 \$35,000.00

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 ©, 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 12 day of February, 1993; 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.

JAMES NELSON

CAROLE NELSON

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 12, 1993, by James Nelson and Carole Nelson

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

as \_\_\_\_\_

of \_\_\_\_\_

My commission expires 4/20/96



OFFICIAL SEAL  
MARY KENNEALLY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 014776  
MY COMMISSION EXPIRES APR. 20, 1996

James Nelson and Carole Nelson

P.O. Box 353

Sprague River, OR 97639

Grantor's Name and Address

Richard &amp; Marie A. Culpepper

P.O. Box 7728

Klamath Falls, OR 97602

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Richard &amp; Marie A. Culpepper

P.O. box 7728

Klamath Falls, OR 97602

Until requested otherwise send all tax statements to (Name, Address, Zip):

Richard &amp; Marie A. Culpepper

P.O. Box 7728

Klamath Falls, OR 97602

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 12th day of Feb., 1993 at 9:01 o'clock A.M., and recorded in book/reel/volume No. M93 on page 3125 or as fee/tile/instrument/microfilm/reception No. 57503 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muchenda Deputy

Fee \$30.00