

NE 72460

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JEANNE H. NICKS

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LEO B. MORSTAD AND CLARIS E. MORSTAD, HUSBAND AND WIFE,

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 South half of the Northwest quarter of the Southwest quarter of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Subject to: an easement 30 feet in width located adjacent to and along the Westerly boundary of the above described property for ingress and egress to and from the North half of the Northwest quarter of the Southwest quarter of Section 24, Township 34 South Range 6 East of the Willamette Meridian, Klamath County, Oregon.

(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 \$ 2,600.00

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY UNPAID TAXES OR LIENS OF ANY KIND, AND THAT THE GRANTOR HAS THE RIGHT TO CONVEY THE PROPERTY DESCRIBED HEREIN.~~ (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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

JEANNE H. NICKS

*Jeanne H. Nicks*

STATE OF OREGON, County of Jackson ) ss.

This instrument was acknowledged before me on December 6, 1993,

by JEANNE H. NICKS

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

by \_\_\_\_\_

as \_\_\_\_\_

of *Paul Revel*  
Notary Public for Oregon

My commission expires 12/26/93

JEANNE H. NICKS

LEE LACREL

ASHLAND, OR 97520

MR. AND MRS. LEO B. MORSTAD

2480 LINDLEY WAY

KLAMATH FALLS, OR 97601

After recording return to:

MR. AND MRS. LEO B. MORSTAD

2480 LINDLEY WAY

KLAMATH FALLS, OR 97601

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

MR. AND MRS. LEO B. MORSTAD

2480 LINDLEY WAY

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of Dec., 1993 at 10:14 o'clock AM., and recorded in book/reef/volume No. M93 on page 32582 or as fee/file/instrument/microfilm/reception No. 72460, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Dawn M. Nicks* Deputy

Fee \$30.00