

NE

74276

BARGAIN AND SALE DEED

Vol. m94 Page 1004

KNOW ALL MEN BY THESE PRESENTS, That IMOGENE THOMAS RALSTON

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CONNIE NALETTE

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:

A tract of land situated in Blocks 5 and 6 and the vacated Berkeley St. all of which are part of the KLAMATH LAKE ADDITION to KLAMATH FALLS, OREGON, a subdivision filed in the Official Subdivision Records of Klamath County, said tract being more particularly described as follows:

Beginning at the Southwest Corner of said Block 5; thence N89°28'13"E on the North line of Torrey St., 178.81 feet to a point 10.00 feet westerly of the Southwest Corner of said Block 6; thence N00°37'42"E parallel with the East line of vacated Berkeley St., 110.00 feet; thence S89°28'13"W, 20.00 feet; thence N00°37'42"E, 13.91 feet; thence S89°28'13"W parallel with said North Line of Torrey St., 73.97 feet to the East Line of Hanks St., thence S34°39'30"W on said East Line, 151.58 feet to the point of beginning.

SUBJECT TO: Any and all right of ways and easements of record and those apparent on the land.

RESERVING UNTO IMOGENE THOMAS RALSTON, GRANTOR, A LIFE ESTATE IN THE ABOVE-DESCRIBED PROPERTY.

(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 \$ GIFT

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 4th day of January, 1994; 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.

Imogene Thomas Ralston
IMOGENE THOMAS RALSTON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 4, 1994
by IMOGENE THOMAS RALSTON.

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
MARCIE M. LYMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 011233

Marcie M. Lyman
Notary Public for Oregon

My commission expires

11-24-95

IMOGENE THOMAS RALSTON

GRANTOR'S NAME AND ADDRESS

CONNIE NALETTE

GRANTEE'S NAME AND ADDRESS

After recording return to:

BLAIR M. HENDERSON, Attorney
426 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

CONNIE NALETTE
549 Torrey
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 11th day of Jan, 1994, at 9:45 o'clock A.M., and recorded in book/reel/volume No. M94 on page 1004 or as fee/file/instrument/microfilm/reception No. 74276, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee \$30.00