

77056

MTC 1396-6910
BARGAIN AND SALE DEEDVol. 1396 Page 6770

JO M. HESSIG, individually and as Successor Trustee of the Charlotte V. Quinn Living Trust dated December 15, 1989, Grantors, convey to JAMES R. MUELLER and CARLA L. MUELLER, HUSBAND and WIFE, Grantee, that certain real property, located in Klamath County, State of Oregon, described on Attachment A, attached hereto and incorporated herein as if fully set forth. Grantee understands that they are purchasing this property in "as is" condition, and that Grantor makes no warrants or representations as to the functional use, hazards or liabilities that may arise from the purchase of this property. Grantee agrees to hold Grantor harmless from any liability or any future liability.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars, is \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the / the whole consideration.

DATED this 28th day of February, 1994.

Jo M Hessig
JO M. HESSIG

Charlotte V. Quinn Living Trust
dated December 15, 1989

by Jo M Hessig
JO M. HESSIG, Successor Trustee

STATE OF California / County of SAN FRANCISCO ss.
THIS INSTRUMENT was acknowledged before me this 28th day
of February, 1994, by Jo M. Hessig, individually and as successor Trustee
of the Charlotte V. Quinn Living Trust dated December 15, 1989.

Giuliana Marciano
NOTARY PUBLIC FOR
My Commission Expires: July 20, 1997

GRANTORS NAME AND ADDRESS:

GRANTEES NAME AND ADDRESS:

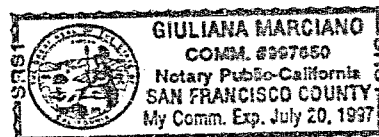
James R. and Carla L. Mueller
16087 Algoma Rd.
Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

James R. and Carla L. Mueller
16087 Algoma Rd.
Klamath Falls, OR 97601

Until a Change is Requested, Tax Statements
Should be Sent to:

James R. and Carla L. Mueller
16087 Algoma Rd.
Klamath Falls, OR 97601



MOUNTAIN TITLE COMPANY, . has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

ATTACHMENT "A"

Legal Description of Common Street Address:
412-418 Main Street, Klamath Falls, Oregon

One foot strip off of the easterly side of Lot 5, all of the westerly half of Lot 6, the west half of the east half of Lot 6, and being 50 feet and 10 1/2 inches on Main Street and 120 feet deep in Block 36 in the City of Klamath Falls (being the original Town of Linkville) , as shown on the duly recorded Plat thereof (Said grant being further described in Vol. 37, Deeds Records, at page 131); also an undivided one-half (1/2) interest in and to a seventeen (17) inches off of the westerly side of the East Half of the East Half (E. 1/2 of E. 1/2) of Lot 6, Block 36, Town of Linkville (now the City of Klamath Falls), and also the right to the use of that certain stairway which now leads to the second floor of the building located and situated on the East 1/2 of the East 1/2, of said Lot 6, in Block 36 (Described in Vol. 36, Deeds Records, at page 213).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of March A.D., 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 6770

Evelyn Bishn, County Clerk

FEE \$35.00

By *[Signature]*