

NA

81081

BARGAIN AND SALE DEED

MTC 1396-7018

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KNOW ALL MEN BY THESE PRESENTS, That James T. Lipe and Teresa F. Lipe, Husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Trustee of Jacqueline Miller 1993 Revocable Trust dated 9-24-93, 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 20 in Block 13, of Tract 1003, Third Addition to Mayina, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 85,000.00.

~~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 93.050.)

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 11 day of May, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James T. Lipe

JAMES T. LIPE

Teresa F. Lipe

TERESA F. LIPE

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on May 16, 1994, by \*\* JAMES T. LIPE and TERESA F. LIPE \*\*

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

as \_\_\_\_\_ of \_\_\_\_\_



OFFICIAL SEAL  
CAROL A. MCCULLOUGH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029459  
MY COMMISSION EXPIRES NOV 11, 1997

Carol A. McCullough  
Notary Public for Oregon  
My commission expires 11-11-97

James T. Lipe and Teresa F. Lipe

Grantor's Name and Address

Trustee, Jacqueline Miller 1993  
Revocable Trust dated 9-24-93

Grantee's Name and Address

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

Jacqueline Miller  
4875 Sunset Ridge Rd.  
Klamath Falls, Ore 97601

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

James T. Lipe and Teresa F. Lipe  
1015 Tamers  
Klamath Falls, Ore 97603

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 16th day of May, 1994, at 3:03 o'clock P.M., and recorded in book/reel/volume No. M94 on page 15381 or as fee/file/instrument/microfilm/reception No. 81081 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Jacqueline Miller Deputy

Fee \$30.00