

81453

05-23-94A11:50 RCVD

BARGAIN AND SALE DEED

Vol. M94 Page 16248

KNOW ALL MEN BY THESE PRESENTS, That James R. Hakanson & Stephanie R. Hakanson, Husband and Wife for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lewis Tad Maupin & Kristina Ann Maupin, 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:

Lots 5 & 6, Block 15, Riverside Addition of the City of Klamath Falls

(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 \$1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).

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 23 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.

[Handwritten signatures]

STATE OF OREGON, County of Klamath. This instrument was acknowledged before me on May 23, 1994, by James R. Hakanson & Stephanie R. Hakanson. This instrument was acknowledged before me on _____, 19____, as _____ of _____.

My commission expires 9-24-95 Notary Public for Oregon

OFFICIAL SEAL GARY L. JONES NOTARY PUBLIC-OREGON COMMISSION NO. 009801 MY COMMISSION EXPIRES SEPT 24, 1995

James S. Stephanie Hakanson 4514 Selma Street Klamath Falls, OR 97603

Lewis Tad S Kristina Maupin 148 Georgia Klamath Falls, OR 97601

After recording return to (Name, Address, Zip): Lewis Tad S Kristina Maupin 148 Georgia Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip): Lewis Tad S Kristina Maupin 148 Georgia Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 23rd day of May, 1994, at 11:50 o'clock A.M., and recorded in book/reel/volume No. M94 on page 16248 or as fee/file/instrument/microfilm/reception No. 81453, Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk. NAME TITLE

By Pauline Mullins, Deputy

Fee \$30.00

30 12