

81902

BARGAIN AND SALE DEED

CECIL P. DREW and EVELYN L. DREW, husband and wife, Grantors, hereby convey to PATRICK CAVANAUGH and CAROL D. CAVANAUGH, husband and wife, Grantees, the following described real property located in Klamath County, Oregon:

Lot 1, Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, excepting therefrom the northwesterly 2 feet of said Lot 1 conveyed to the City of Klamath Falls by deed recorded October 27, 1958 in Deed Book 305 at Page 356, Klamath County Deed Records, less any portion thereof used for sidewalk purposes.

The true consideration for this transfer is the sum of \$65,000.00.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which in farm and forest zones, may not authorize consecution or siting of a residence and which limit lawsuits against farming or forest practices as defined in ORS 30.930 in all zones. 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 existence of fire protection for structures.

DATED this 31 day of May, 1994.

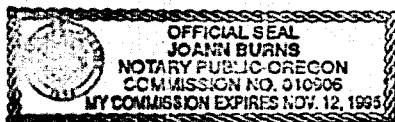
## GRANTORS:

Cecil P. Drew  
Cecil P. Drew

Evelyn L. Drew  
Evelyn L. Drew

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath     )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 1994, by CECIL P. DREW and EVELYN L. DREW, husband and wife, Grantors.



Joann Burns  
Notary Public for Oregon

After recording, please return to:  
Stephen G. Jamieson, Esq.  
P.O. Box 4280  
Medford, OR 97501

Until a change is requested, all tax statements should be sent to Patrick Cavanaugh and Carol D. Cavanaugh, 1944 Huron, Klamath Falls, OR 97601.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Cecil P. Drew the 31<sup>st</sup> day  
of May A.D., 19 94 at 2:33 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 17137.

FEE \$30.00

Evelyn Biehn County Clerk  
By Stephen G. Jamieson