

NA  
82911

06-16-94 11:21 RCVD

## BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Martin Thommes and Joyce Ward  
 \_\_\_\_\_, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jim Maynard  
 \_\_\_\_\_,  
 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:

Undivided interest in a Leasehold Interest in Lot 10, Block Q, U.S. Forest Service Summer Home Subdivision, Lake of the Woods, Klamath County, Oregon; and as described in the attached agreement dated June 8, 1994.

Subject to Unrecorded Term Special Use Permit from USDA - Forest Service and Covenants, conditions, restrictions, rights and rights of way now of record on the subject 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 \$ 75,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which). ① (The sentence between the symbols ①, 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 8th day of June, 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.

Martini Thomas  
Lopez Hard

STATE OF OREGON, County of Jackson ) ss.  
 This instrument was acknowledged before me on June 8, 1994  
 by Martin Thommes and Joyce Ward  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_

My commission expires .....12/26/97.

**STATE OF OREGON,**

County of .....Klamath.....

I certify that the within instrument was received for record on the 16th day of June, 1994, at 11:21 o'clock AM, and recorded in book/fee/volume No. M94 on page 19001 or as fee/file/instrument/microfilm/reception No. 82911, Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME	TITLE
...	...

By Orville Muller Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

**Grantor's Name and Address**

Grantee's Name and Address

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

Jim Maynard  
559 S. Mountain Ave.  
Ashland, OR 97520

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

Same as above

Fee \$30.00