

83653

07-01-94A

0:44 RCVD

BARGAIN AND SALE DEED

Vol 1994 Page 20486

KNOW ALL MEN BY THESE PRESENTS, That

DORIS M. MATTHEWS

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GAYLE PAYNE NICHOLSON

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereinto belonging or in anywise appertaining, situated in the County of

KLAMATH

State of Oregon, described as follows, to-wit:

Lots 6 and 7 and the Southerly part of Lot 3 which lays South of and parallel to a line which is 75 feet South of and parallel to the North line of Block 17, All in Block 17, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-20DD TL 10900

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. The county recorder has been requested of

(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 \$ 18,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, 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 13th 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.

Doris M. Matthews

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on June 23, 1994,

by Doris Matthews

This instrument was acknowledged before me on 19,

by

as

of

Saida L. C.

Notary Public for Oregon

My commission expires 12/11/96



OFFICIAL SEAL
LINDA L. COHN
NOTARY PUBLIC - OREGON
COMMISSION NO. 621144
MY COMMISSION EXPIRES DEC. 11, 1996

Doris M. Matthews
6850 Downing Road, #8
Central Point, Oregon 97502
Grantor's Name and Address

Gayle Payne Nicholson
2655 Shasta Way, Suite 1
Klamath Falls, Oregon 97603
Grantee's Name and Address

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

Gayle Payne Nicholson
2655 Shasta Way, Suite 1
Klamath Falls, Oregon 97603

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

Gayle Payne Nicholson
2655 Shasta Way, Suite 1
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1994, at 10:44 o'clock A.M. and recorded in book/reel/volume No. M94 on page 20486 or as fee/title/instrument/microfilm/reception No. 83653, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Doreen Mushinski Deputy

Fee \$30.00