

84594

07-21-94A09:48 PCVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath County, A Public Corporation of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Curtis D. Greene & Cindy K. Greene, as Tenants by the Entirety, 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 8, Ponderosa Park, Klamath County, Oregon.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Any unpaid charges or assessments of the City of Chiloquin for municipal improvements; and Reservations and restrictions contained in the dedication of Ponderosa Park as follows: "said plat being subject to a 7 1/2 foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

(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 \$8,580.00.

~~However, the actual consideration consists of \$8,580.00 plus \$1,000.00 for the purchase of the property, which is included in the consideration (indicate which). All amounts are in full and no other amounts are to be paid.~~

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 20th day of July, 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 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.

STATE OF OREGON, County of Klamath ss.

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

by \_\_\_\_\_ July 20, 1994,

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

by Wes Sine, Chairman of the Board, F. Jean Elzner & Ed Kentner

as Commissioners of Klamath County, A Public Corporation

of the State of Oregon.



My commission expires May 20, 1995

Klamath County Commissioners  
403 Pine Street, Suite 300  
Klamath Falls, OR 97601

Grantor's Name and Address:

Curtis D. & Cindy K. Greene  
30990 Modoc Point Road  
Chiloquin, OR 97624

Grantee's Name and Address:

After recording return to (Name, Address, Zip):  
Curtis D. & Cindy K. Greene  
30990 Modoc Point Road  
Chiloquin, OR 97624

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

Curtis D. & Cindy K. Greene  
30990 Modoc Point Road  
Chiloquin, OR 97624

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 21st day of July, 1994, at 9:48 o'clock A.M., and recorded in book/reel/volume No. M94 on page 22309 or as fee/file/instrument/microfilm/reception No. 84594 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Debra M. Miller Deputy

Fee \$30.00