

85444

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Rita Dianne Wagner

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Lawrence Alvin Wagner
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 1, Block 1, TRACT 1044, known as WEMBLY PARK,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon

*being compliance with Judgment of Dissolution of Marriage entered in
Klamath County Circuit Court Case No. 9401176CV.

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.

(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 \$ 30,250.00
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). (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 4th day of August, 1994;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

Rita Dianne Wagner
RITA DIANNE WAGNER

(If executed by a corporation,
affix corporate seal)

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 194.570)

County of Klamath } ss.

The foregoing instrument was acknowledged before
me this 4th day of August, 1994, by

STATE OF OREGON, County of } ss.

The foregoing instrument was acknowledged before me this

1994, by

president, and by


secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

 Lynn D. Cunningham
NOTARY PUBLIC-OREGON
My commission expires 1-20-94
MY COMMISSION EXPIRES JAN. 20, 1998

Rita Dianne Wagner

2723 Berkeley

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Lawrence Alvin Wagner

4340 Homedale

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan

601 Main St., Suite 215

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Lawrence Alvin Wagner

4340 Homedale

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

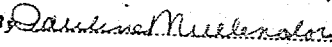
I certify that the within instru-
ment was received for record on the
5th day of Aug, 1994,
at 9:38 o'clock A.M., and recorded
in book/reel/volume No. M94 on
page 24149 or as fee/file/instru-
ment/microfilm/reception No. 85444,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By  Deputy

Fee \$30.00