

85913

BARGAIN AND SALE DEED

Vol. 1994 Page 25108

KNOW ALL MEN BY THESE PRESENTS, That AARON VARGA

, hereinafter called grantor,

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

DEBRA SEXTON also known as DEBRA VARGA

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:

Lots 11 and 12 in Block 35, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$

~~the whole consideration of this deed is the sum of \$10,000.00, which is the full and true consideration for the property herein described, and the grantor hereby warrants that the same is free from all liens, claims and encumbrances, except as may be shown on the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

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 7 day of August, 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.

AARON VARGA

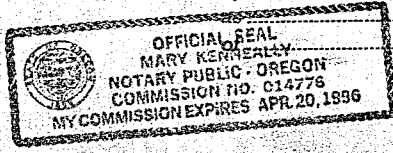
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 7, 1994

by Aaron Varga

This instrument was acknowledged before me on , 19

by



Notary Public for Oregon

My commission expires

 Aaron Varga
 712 Doty
 Klamath Falls, OR 97601
 Grantor's Name and Address

 Debra Sexton
 1704 Sargent
 Klamath Falls, OR 97601
 Grantee's Name and Address

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

 Debra Varga
 1704 Sargent
 Klamath Falls, OR 97601

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

 Debra Varga
 1704 Sargent
 Klamath Falls, OR 97601

 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 15th day of Aug, 1994 at 2:32 o'clock A.M., and recorded in book/reel/volume No. 1994 on page 25108 or as fee/file/instrument/microfilm/reception No. 85913, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra Varga Deputy

Fee \$30.00

08-15-94A09:32 RCVD