

NA

86523

08-23-94A10:38 RCVD

BARGAIN AND SALE DEED

Vol. M94 Page 26136

KNOW ALL MEN BY THESE PRESENTS, That James L. Spears and Sandra L. Spears, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Elsie I. Spears, 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 56, Fair Acres Subdivision No. 1, excepting the North 100 feet of the East 150 Feet thereof, according to the official plat thereof on file in the office of the County Clerk, 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 \$ to clear title.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 19th 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.

James L. Spears

Sandra L. Spears

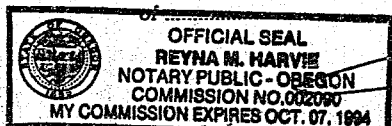
STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on 19th August, 1994, by James L. Spears and Sandra L. Spears

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



My commission expires 10-07-94

James L. Spears, et ux

Grantor's Name and Address

Elsie I. Spears

Grantee's Name and Address

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

Elsie I. Spears
1126 Homedale Rd.
Klamath Falls, Oregon 97603

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

Elsie I. Spears
1126 Homedale Rd.
Klamath Falls, Oregon 97603

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 23rd day of Aug, 1994, at 10:38 o'clock A. M., and recorded in book/reel/volume No. M94 on page 26136 or as fee/file/instrument/microfilm/reception No. 86523, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mustard Deputy

Fee \$30.00