

87632

BARGAIN AND SALE DEED

Vol. m94 Page 28277

09-08-94A11:27 RCVD

KNOW ALL MEN BY THESE PRESENTS, That David Swaim, Darrell Swaim, Sheila Simington Ray Swaim, Kathie Swaim, Tyler Swaim, and LaDonna Swaim Lindemberger, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Simington and Sheila Simington 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:

The E1/2 of Lot 6 in Block 4 of SECOND ADDITION TO ALTAMONT ACRES, 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 \$ to clear title 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 16 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.

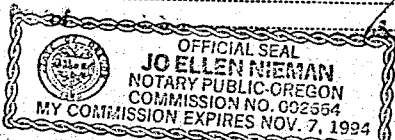
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

LaDonna Swaim  
Lindemberger

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on 8-16, 1994, by David Swaim

This instrument was acknowledged before me on 11-7-94, by as



My commission expires 11-7-94

Notary Public for Oregon

Swaim, et al

Grantor's Name and Address

James Simington & Sheila Simington  
3626 Brooklyn Ave  
K Falls OR 97603

Grantee's Name and Address

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

James Simington & Sheila Simington  
3626 Brooklyn Ave  
K Falls OR 97603

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

James Simington & Sheila Simington  
3626 Brooklyn Ave  
K Falls OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of }

I certify that the within instrument was received for record on the day of 1994, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

STATE OF OREGON,

County of Marion

ss.

BE IT REMEMBERED, That on this 20th day of August, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kathie Swain and Tyler Swain

known to me to be the identical individual 5 described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Clifford D. Harris  
Notary Public for Oregon  
My Commission expires 9/29/94

STATE OF OREGON

County of Klamath

ss.

BE IT REMEMBERED that on this 25 day of August, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DARRELL SWAIM and RAY SWAIM known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



OFFICIAL SEAL  
JUDITH LANDER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 003181  
MY COMMISSION EXPIRES NOV. 27, 1994

Judith Lander  
NOTARY PUBLIC OF OREGON

My Commission Expires: 11-27-94

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 26 day of August, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named \*\*LaDonna Swaim Lindemberger\*\*

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.



OFFICIAL SEAL  
DARLEEN MACARTHUR  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029453  
MY COMMISSION EXPIRES NOV 07, 1997

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Darleen MacArthur  
Notary Public for Oregon  
My Commission expires 11-7-97

28279

STATE OF OREGON,

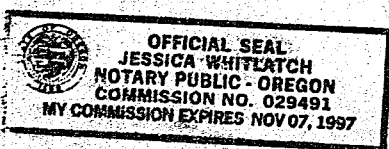
County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 26 day of August, 1994,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Sheila Smington

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that She executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Jessica Whitlatch  
Notary Public for Oregon.  
My Commission expires 11/7/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day  
of September A.D., 19 94 at 11:27 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 28277.

FEE \$40.00

Evelyn Biehn - County Clerk  
By Christine Mullenbore