

N^o 92035

12-05-94A11:12 ICVD

BARGAIN AND SALE DEED

Vol. M94 Page 36983

KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, Trustee under Trust Agreement dated December 31, 1986, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Valorie Frost, a single woman, 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 12 & 13, Block 3, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said county.

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.

The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence and which limit lawsuits against farming or forest practices as defined in ORS 30.930 in all zones. 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 existence of fire protection.

(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 \$ 8,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 15 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.

Thomas C. Howser
Thomas C. Howser, Trustee under Trust Agreement dated 12-31-86

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on November 11, 1994, by Thomas C. Howser, Trustee

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Shana G. Summers

Notary Public for Oregon

My commission expires 4-2-96



OFFICIAL SEAL
SHANA L. SUMMERS
NOTARY PUBLIC - OREGON
COMMISSION NO. 014381
MY COMMISSION EXPIRES APR. 2, 1996

Thomas C. Howser, Trustee
607 Siskiyou Boulevard
Ashland, Oregon 97520

Grantor's Name and Address

Valorie Frost
1028 Sunset Drive
Roseville, Calif. 95618

Grantee's Name and Address

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

BLM Services, Inc.
247 E. Tahquitz Cyn. Way #25-27
Palm Springs, Calif. 92262

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

Valorie Frost
1028 Sunset Drive
Roseville, Calif. 95618

STATE OF OREGON,) ss.

STATE OF OREGON,
County of Klamath) ss.

SP: Filed for record at request of:

REC: BLM Services Inc
on this 5th day of Dec A.D. 19 94
at 11:22 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 36983

Evelyn Biehn County Clerk

By Carol Ann Hurlburt

Deputy.

Fee, \$30.00