

92495

12-16-94A10:47 RCVD

BARGAIN AND SALE DEED

Vol 94 Page 37877

KNOW ALL MEN BY THESE PRESENTS, That Lorna M. Peters, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kathleen E. Coupe' and Larry A. Peters (with rights of survivorship) 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 Oregon, State of Oregon, described as follows, to-wit:

Tract 60 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM the Westerly 100 feet thereof.

Tax Account No. 3909 002AB 02500

(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 \$ 59,900.00.
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 12th day of December, 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.

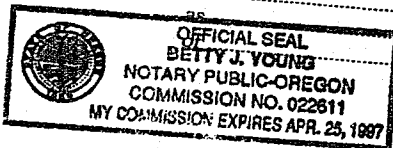
Lorna M. Peters

Lorna M. Peters, Grantor

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 12, 1994, by Lorna M. Peters.

This instrument was acknowledged before me on December 12, 1994, by Lorna M. Peters.



Betty J. Young

My commission expires 4-25-97 Notary Public for Oregon

Lorna M. Peters
1816 Homedale Road
Klamath Falls, OR 97603

Grantor's Name and Address
Kathleen Coupe' Larry A. Peters
7409 Hilyard Ave 759 Mandana Blvd.
Klamath Falls, OR 97603 Oakland, CA

Grantee's Name and Address
Kathleen E. Coupe'
7409 Hilyard Avenue
Klamath Falls, OR 97603

After recording return to (Name, Address, Zip):
Kathleen E. Coupe'
7409 Hilyard Avenue
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
Kathleen Coupe'
7409 Hilyard Avenue
Klamath Falls, OR 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 16th day of Dec., 1994, at 10:47 o'clock A.M., and recorded in book/reel/volume No. M94 on page 37877 or as fee/tile/instrument/microfilm/reception No. 92495, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

By [Signature] Notary Public Deputy

Fee \$30.00