

NE 92710

12-21-94A09:57 RCVD

BARGAIN AND SALE DEED

Vol. 1994 Page 38398

KNOW ALL MEN BY THESE PRESENTS, That MALCOLM J. WALKER and GLADYS G. WALKER, husband and wife, hereinafter called grantor, as tenant in common, 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:

One-third only interest in Lot 1, the Southeasterly 20 feet of Lot 6, and the following described portion of Lots 2, and 5, Block 2, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Southeasterly corner of Lot 2, said Block 2; thence Northerly along the Easterly line of Lot 2, 160 feet; thence Westerly and parallel to the Southerly line of Block 2, 44.8 feet to a point which lies 2.5 feet Northeasterly and 40 feet Northwesterly of the Southeast corner of Lot 4, Block 2; thence Southerly and parallel to the Easterly line of said Lot 2, 160 feet to the Southerly line of Lot 2, thence Easterly 44.8 feet to the point of beginning.

ALSO KNOWN AS 31 PINE STREET, KLAMATH FALLS, OREGON 97601

RESERVING UNTO GRANTORS THEIR INTEREST AS HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY OF TWO-THIRDS OF THE RESIDUE.

(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 \$ LOVE & AFFECTION

However, the actual consideration consists of or includes other property or interest in property which is the whole or 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 5th day of DECEMBER, 19 94; 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.

Malcolm J. Walker

Gladys G. Walker

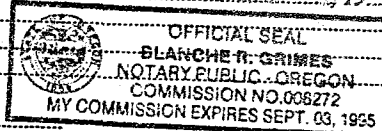
STATE OF OREGON, County of MULTNOMAH

This instrument was acknowledged before me on DECEMBER 5th, 19 94, by MALCOLM J. WALKER and GLADYS G. WALKER

This instrument was acknowledged before me on 19 94, by as of

Blanche R. Grimes
Notary Public for Oregon

My commission expires 9/3/95



MALCOLM J. WALKER et ux
15045 NE ROSE PARKWAY
PORTLAND, OR 97230

GRANTOR'S NAME AND ADDRESS

NANCY J. SCHELIN
31 PINE STREET
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
DONALD C. WALKER
2019 LLOYD CENTER
PORTLAND, OR 97232

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

15045 NE ROSE PARKWAY 31 PINE STREET
PORTLAND, OR 97232 KLAMATH FALLS,
NANCY J. SCHELIN OR 97601

NAME, ADDRESS, ZIP

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 21st day of Dec, 19 94, at 9:57 o'clock A.M., and recorded in book/reel/volume No. M94 on page 38398 or as fee/file/instrument/microfilm/reception No. 92710, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee \$30.00