

88999

01-12-95P02: 2 RCVD

BARGAIN AND SALE DEED

Vol m94 Page 3064993548 KNOW ALL MEN BY THESE PRESENTS, That Fay A. Hargis Vol m95 Page 891

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark David and Sherry Lee Hoffman survivor thereof 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:

Ewauna Heights, Block 7, Lot 6 NW2

see document #2

explanation: This document was corrected and rerecorded because of incorrect property description and need for survivorship added.

(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 \$ 1.00

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 9th 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.

Fay A. Hargis, Grantor

STATE OF California, County of San DiegoThis instrument was acknowledged before me on Aug. 9, 1994.by Fay A. Hargis

or this instrument was acknowledged before me on _____, 19____.



STEPHEN D. COLLO
Comm. # 992018
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires Apr. 28, 1997

My commission expires April 25, 1997 Notary Public for California

Fay A. Hargis
7244 Conastoga Place
San Diego, CA 92120

GRANTOR'S NAME AND ADDRESS

Mark D. and Sherry L. Hoffman
331 N. 3rd Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mark D. and Sherry L. Hoffman
331 N. 3rd Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mark D. and Sherry L. Hoffman
331 N. 3rd Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of Sept, 1994, at 11:04 o'clock A.M., and recorded in book/reel/volume No. M94 on page 30649 or as to the instrument/microfilm/reception No. 88999

Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME

By Pauline M. Mullen, Deputy

INDEXED

Fee \$30.00

30.00
OK
10/14/94

EXHIBIT "A"
LEGAL DESCRIPTION

#2

The Northwesterly one-half of Lot Six of Block Seven of EWANUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, more particularly described as beginning at the most Northerly corner of said lot and running in a Southeasterly direction along the Northeasterly line of said lot, 55 feet; thence, in a Southwesterly direction at right angles to said Northeasterly line, 53 feet to the Northeasterly line of Third Street; thence, in a Northwesterly direction along said Third Street, 55 feet to the most Westerly corner of said lot; thence, in a Northeasterly direction along the Southerly line of Washington Street, 53 feet to the place of beginning, together with easement for driveway as shown by Book 76 at page 237, Records of Deeds for Klamath County, Oregon. Subject to the easement right therein disclosed to David R. Vandenberg and Veronica V. Vandenberg.

Tax Account No: 3809 032AC 09800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sherry L. Hoffman the 12th day
of Jan A.D. 1995 at 2:22 o'clock P M.. and duly recorded in Vol. M95
of Deeds on Page 891
Bernetha G. Letsch County Clerk
By [Signature]

FEE \$10.00
cc 1.50