

94562

02-07-95P02:09 RCVD

BARGAIN AND SALE DEED

Vol 95 Page 2753

KNOW ALL MEN BY THESE PRESENTS, That Ralph N. Willbanks and Mary L. Willbanks, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James W. Bamford, 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:

Beginning at the corner comon to Sections 2 and 3 Township 37 South, Range 14 East, W.M. and Sections 34 and 35 Township 36 South, Range 14 East, W.M., thence West 1545 feet, thence South 180 feet to a point on the east boundary line of Edler Street and the south line of alley or way lying northerly from the property herein conveyed for the point of beginning; thence south along the east line of Edler Street 50 feet; thence east 105 feet; thence North 50 feet; thence West 105 feet to the point of beginning.

(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 \$

~~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 91.030.)~~

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

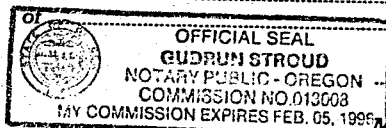
Ralph N. Willbanks  
Ralph N. Willbanks

Mary L. Willbanks  
Mary L. Willbanks

STATE OF OREGON, County of KLAMATH ) ss.This instrument was acknowledged before me on JANUARY 6, 1995, by RALPH N WILLBANKS AND MARY L WILLBANKS

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_



Gudrun Stroud  
Notary Public for Oregon

My commission expires FEBRUARY 5, 1996

Ralph N. Willbanks & Mary L. Willbanks  
P.O. Box 74, Bly, OR 97622

Grantor's Name and Address

James W. Bamford  
P.O. Box 536

Bly, OR 97622

Grantee's Name and Address

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

SAME

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

SAME

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of Feb, 1995, at 2:09 o'clock P.M., and recorded in book/reel/volume No. M95 on page 2753 or as fee/file/instrument/microfilm/reception No. 94562, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
NAME TITLE

By Pauline M. Muller, Deputy  
NAME TITLE

Fee \$30.00

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