

NE 94623

02-09-95A11:25 RCVD

BARGAIN AND SALE DEED

Vol. M95 Page 2858

WILLIE LEE GAGE, and

KNOW ALL MEN BY THESE PRESENTS, That NANCY JAPP GAGE, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GERALD J. JAPP and NATALIE G. JAPP husband and wife 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:

PARCEL 1: THE E1/2 NW1/4 SE1/4 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING 30 feet on the South side for roadway purposes.

(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 2nd day of FEB, 1995, 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.

Willie Lee Gage
WILLIE LEE GAGE

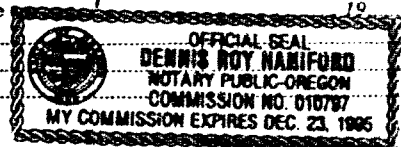
Nancy Japp Gage
NANCY JAPP GAGE

STATE OF OREGON, County of Deschutes, ss.

This instrument was acknowledged before me on 2/2/95 by Willie Lee Gage & Nancy Japp Gage

This instrument was acknowledged before me

by _____
as _____
of _____
My commission expires 12/23/95



Willie Lee Gage & Nancy Japp Gage
P.O. Box 464
Lapine OR 97739
Grantor's Name and Address

Gerald J. Japp & Natalie G. Japp
H.C. 1 Box 1099
Lapine OR 97739
Grantee's Name and Address

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

Gerald & Natalie Japp
H.C. 1 Box 1099
Lapine OR 97739

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

Gerald & Natalie Japp
H.C. 1 Box 1099
Lapine OR 97739

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of Feb, 1995, at 11:25 o'clock A.M., and recorded in book/reel/volume No. M95 on page 2858 or as fee/file/instrument/microfilm/reception No. 94623, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Pauline Mullender Deputy

FEE: \$30.00