

95543

REC # 01043710
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN F. HAGARTY AND ROSEMARIE HAGARTY, 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:

LOT 25 IN BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO, ALL THAT PORTION OF THE STRIP OF LAND LYING CONTIGUOUS TO THE NORTHERLY BOUNDARY OF LOT 25, BLOCK 125, MILLS ADDITION, CITY OF KLAMATH FALLS, SHOWN ON THE MAP FILED MAY 1, 1926, IN THE KLAMATH COUNTY RECORDS, AND BETWEEN EXTENSIONS OF THE EASTERLY BOUNDARY LINE AND THE WESTERLY BOUNDARY LINE OF SAID LOT TO THE CENTERLINE OF THAT STRIP OF LAND DESCRIBED IN THE CERTAIN CORRECTION DEED TO THE UNITED STATES DATED SEPTEMBER 28, 1912, RECORDED IN BOOK 38, AT PAGE 209, FILED IN THE RECORDS OF KLAMATH COUNTY, STATE OF OREGON.

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.

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 \$17,800.00. This deed is given in fulfillment of contract dated July, 2, 1985, between Guy P. Turnage and Jean L. Turnage, husband and wife, as Seller and John F. Hagarty and Rosemarie Hagarty, husband and wife, as Purchaser, and recorded on July 23rd, 1985, as Recorder's Fee No. 11662.

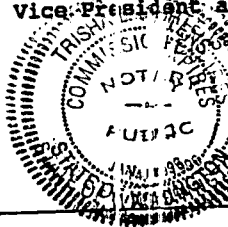
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of February, 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.

WESTERN UNITED LIFE ASSURANCE COMPANY
BY: Anthony A. Steffens
Anthony A. Steffens, Vice President
BY: Reuel Swanson
Reuel Swanson, Secretary

STATE OF WASHINGTON)
)ss.
County of Spokane)

This instrument was acknowledged before me on 9th of February, 1995, by Anthony A. Steffens and Reuel Swanson, as Vice President and Secretary, respectively, of Western United Life Assurance Company.



Robert L. Mendenhall
Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: 1/14/96

Grantor's Name and Address:

State of Oregon)
)ss.
County of)
Klamath

Grantee's Name and Address:

I certify that the within instrument was received for record on the 28th day of February, 1995, at 3:42 o'clock P.M., and recorded in book/reel/Volume No. M95, on page 4475 or as fee/file/instrument/microfilm/reception no. 95543, Record of Deeds of said County.
Witness my hand and seal of County affixed.

After Recording return to:

John Hagarty
4434 1/2 Office Rd #1
St. Petersburg, Florida 33701
Until requested otherwise
send all tax statements to:

Same as now listed

Bernetha G. Lersch Co. Clerk
Name Title

By: Douglas Mendenhall, Deputy

cd/348383

Fees: \$30.00