

NL

97484

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mercedes Slusher, also known as Mercedes Slusher, a single woman, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Teresa Rose Moore and Linda Ann Roeder, as tenants 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:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:

All that portion of Lots One and Two in Block 102 Buena Vista Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most southerly corner of said Lot 2; thence northwesterly along the southwesterly line of Lot 2 a distance of 62.34 feet to the true point of beginning; thence northeasterly parallel to the division line between lots 2 and 6 in said block 102 extended east to second street, to second street; thence northwesterly along the southwesterly line of second street to the most northerly corner of said lot 2; thence southwesterly along the northwesterly line of said Lot 2, 44.78 feet, more or less to the most westerly corner of said lot 2; thence southeasterly along the southwesterly line of said lot 2, a distance of 112.34 feet, more or less, to the point of beginning. EXCEPTING THEREFROM, Beginning at the iron marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 63° 22½' West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said lot 2; thence South 26° 37½' East along the Westerly line of said Lot 2, 70.55 feet to an iron pin, thence North 44° 11½' East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North 50° 22½' West along the Northeasterly line of said Lot 2, 52.05 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 \$ -0-

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 11 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.

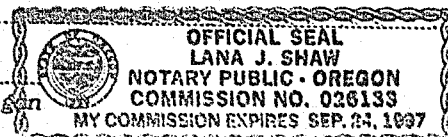
Mercedes Slusher
Mercedes Slusher

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 11, 1994, by Mercedes Slusher

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____

Lana J. Shaw
Notary Public for Oregon

My commission expires 9-24-97

Mercedes Slusher

Grantor's Name and Address

Teresa Rose Moore & Linda Ann Roeder

Grantee's Name and Address

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

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

Nancy K. Roeder
582 79th Street
Klamath Falls, OR 97603

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 3rd day of April, 1995, at 2:40 o'clock P.M., and recorded in book/reel/volume No. M95 on page 7991 or as fee/title/instrument/microfilm/reception No. 97484 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By [Signature] Deputy
TITLE

FEE: \$30.00