

NA

113

MTC 35266 KR

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Vol M95 Page 12766

KENNETH SOMMERS

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

THE ESTATE OF EVELYN C. SMITH, DECEASED

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:

Lots 20 and 21, MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an easement over the Easterly 7 feet of Lot 22, MADISON PARK, for a sewer line to grantees dwelling.

THE GRANTOR HEREBY GIVES THIS BARGAIN & SALE DEED TO THE GRANTEE TO TRANSFER ALL OF HIS RIGHTS, TITLE AND INTEREST TO THE ABOVE NAMED GRANTEE AND TO EXTINGUISH THAT REAL ESTATE CONTRACT DATED DECEMBER 4, 1992, AND RECORDED JANUARY 9, 1995, RECORDED IN VOLUME M95, PAGE 615, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

(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 \$ to clear title.

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 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 3rd day of May, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

KENNETH SOMMERS

STATE OF OREGON, County of Brewster) ss.

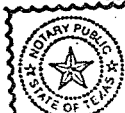
This instrument was acknowledged before me on May 3, 1995, by KENNETH SOMMERS

This instrument was acknowledged before me on MAY 3, 1995,

by

as

of



DELMA ANAYA
NOTARY PUBLIC
State of Texas
Comm. Exp. 01-02-96

My commission expires 1-2-96 Notary Public for Oregon TEXAS

KENNETH SOMMERS

2100 W. HAMLIN APT. 1A

ALPINE TX 79830

Grantor's Name and Address

THE ESTATE OF EVELYN C. SMITH

PO BOX 1272

KLAMATH FALLS OR 97601

Grantee's Name and Address

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

THE ESTATE OF EVELYN C. SMITH

PO BOX 1272

KLAMATH FALLS OR 97601

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

THE ESTATE OF EVELYN C. SMITH

PO BOX 1272

KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of May, 1995, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M95 on page 12766 or as fee/file/instrument/microfilm/reception No. 113, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

Deputy