

NA

994

BARGAIN AND SALE DEED

Vol. M95 Page 14605

KNOW ALL MEN BY THESE PRESENTS, That

PATRIC J. LEONARD

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
J. FRANK SPIERINGS AND KATHERINE A. SPIERINGS, 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:

A cabin and all improvements located thereon in Lot 2, Block T, LAKE OF
THE WOODS, according to the official plat thereof, on file in the office
of the County Clerk 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 \$ 87,000.00

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 23rd 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 author-
ized 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.

Patric J. Leonard

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on May 23, 1995

by Patric J. Leonard

This instrument was acknowledged before me on , 19 ,

by

as



My commission expires

11/1/96

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
2nd. day of June, 1995.,
at 11:11 o'clock A.M., and recorded
in book/reel/volume No. M95 on
page 14605 or as fee/file/instru-
ment/microfilm/reception No. 994.,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

By Shirley Chady Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

Grantor's Name and Address

Grantee's Name and Address

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

CRATER TITLE INSURANCE CO.

485 E. Main St.

Ashland, Or. 97520

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

GRANTEES

164 1/2 "B" Street

Ashland, Or. 97520