

NA

2464

BARGAIN AND SALE DEED

Vol. M95 Page 17562

KNOW ALL MEN BY THESE PRESENTS, That Stephen W. Dunc and Joan E. Dunc, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto East Cascade Properties, Inc. 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 parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the parcel described in Deed Volume M-82 on page 4547, Klamath County Records, lying southerly of the centerline of Simpson Canyon Road as described in Deed Volume M-78 on page 917, Klamath County Records and westerly of the centerline of an existing dirt road as described in Deed Volume 78 page 917 Klamath County Records.

(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 \$ 300.00.

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 30 day of June, 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.

STATE OF OREGON, County of Washington

This instrument was acknowledged before me on 30 June, 1995, by Stephen W. Dunc and Joan E. Dunc.

This instrument was acknowledged before me on June 30, 1995,

by

as

of

Joanne J. Hall
Joanne J. Hall

Notary Public for Oregon

My commission expires Feb 23, 1997

Stephen and Joan Dunc
22316 4th Place West
Bothell, Washington 98021

Grantor's Name and Address

East Cascade Properties, Inc.
P.O. Box 214
Klamath Falls, Oregon 97601

Grantee's Name and Address

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

East Cascade Properties, Inc.
P.O. Box 214
Klamath Falls, Oregon 97601

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

East Cascade Properties, Inc.
P.O. Box 214
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1995, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M95 on page 17562 or as fee/file/instrument/microfilm/reception No. 2464, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Lynette Deputy