

4310

BARGAIN AND SALE DEED

Vol. M95 Page 21290

K-47521

KNOW ALL MEN BY THESE PRESENTS, That Earle M. LeVernois and Marie L. LeVernois individually and as Trustees of the LeVernois Family Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Earle M. LeVernois as trustee of the "LeVernois Family Trust UTA dated August 9, 1995" 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:

Parcel One: Lots 1 through 12, inclusive in Block 14 of Mountain View Addition to the City of Klamath Falls, Except that portion of said property lying below a depth of 500 feet as referred to in Deed recorded July 3, 1974, in M-74 on page 8233 from Oregon, California & Eastern Railroad Co.

Parcel Two: All of Block 2 in Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel Three: All of Block 18, Irvington Heights Addition, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, 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, in terms of dollars, is \$ None.

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 ①, 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 10th day of August, 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.

Earle M. LeVernois

Earle M. LeVernois, Trustee

Marie L. LeVernois

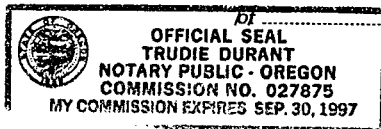
Marie M. LeVernois, Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 10, 1995, by Earle M. LeVernois, individually and as Trustee and

by Marie L. LeVernois, individually and as Trustee

As



My commission expires

LeVernois

Grantor's Name and Address

LeVernois Trust

Grantee's Name and Address

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

Mr. &amp; Mrs. Earle LeVernois

2100 Fairmount

Klamath Falls, Oregon 97601

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

Earle M. LeVernois

2100 Fairmount

Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of August, 1995, at 3:36 o'clock P.M., and recorded in book/reel/volume No. M95 on page 21290 or as fee/file/instrument/microfilm/reception No. 4319, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co clerk

NAME

TITLE

By Annette Mueller Deputy