

6134

BARGAIN AND SALE DEED

Vol. M95 Page 24896

24896

KNOW ALL MEN BY THESE PRESENTS, That Rosemarie Cardoso

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James J. Vaughan and Michelle L. Vaughan, tenants by the entirety, 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:

Lot 26, Block 16, Klamath Falls Forest Estates Highway 66 Unit Plat no 1 situated in Section 20, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Recital as contained in plat dedication, to wit: "Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record".
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 12, 1963, in Volume 346, Page 473, Deed Records of Klamath County, Oregon.
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963, in Volume 346, Page 473, Deed 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 \$ 750.00

~~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).~~ ~~(If the sentence between the symbols is 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 _____ day of _____, 19____;

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.

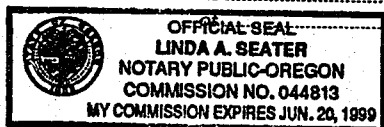
Rosemarie Cardoso, Rosemarie Cardoso

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on September 8, 1995, by Rosemarie Cardoso

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

by _____,

as _____



Linda A. Seater
Notary Public for Oregon
My commission expires June 20, 1999

Rosemarie Cardoso
P.O. Box 95
Bonanza OR 97623-0095
Grantor's Name and Address

James J. & Michelle L. Vaughan
Route 2 Box 310
Bonanza OR 97623
Grantee's Name and Address

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

James J. & Michelle L. Vaughan
Route 2 Box 310
Bonanza OR 97623

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

James J. & Michelle L. Vaughan
Route 2 Box 310
Bonanza OR 97623

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 14th day of September, 1995, at 2:04 o'clock P.M., and recorded in book/reel/volume No. M95 on page 24896 or as fee/file/instrument/microfilm/reception No. 6134, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

Michelle Friley Deputy

Fees: \$30.00

09-14-95P02-04 RCVD