

NA 6720

MTC 35960DS

BARGAIN AND SALE DEED

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26063

KNOW ALL MEN BY THESE PRESENTS, That HAZEL LOUISE LEWIS, AKA HAZEL L. LEWIS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CATHY KING, FORMERLY CATHY COGAR 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 5, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed recorded July 6, 1977 in Volume M77, page 11849, 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 \$PARTIAL RELEASE. 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 26 day of Sept., 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.

Hazel Louise Lewis, Hazel L. Lewis
HAZEL LOUISE LEWIS, AKA HAZEL L. LEWIS

STATE OF OREGON, County of Klamath

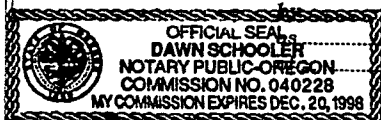
This instrument was acknowledged before me on

Sept. 26, 1995

by HAZEL LOUISE LEWIS

This instrument was acknowledged before me on

19



Dawn Schooler
Notary Public for Oregon

My commission expires 12/20/98

HAZEL LOUISE LEWIS

Grantor's Name and Address

CATHY KING

6707 S. Leth
Klamath Falls, OR 97603

Grantee's Name and Address

CATHY KING

6707 S. Leth
Klamath Falls, OR 97603

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

CATHY KING

6707 S. Leth
Klamath Falls, OR 97603SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26 day of Sept., 1995, at 2:29 o'clock P. M., and recorded in book/reel/volume No. M95 on page 26063 or as fee/file/instrument/microfilm/reception No. 6720, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Deputy
Shirley H. Hite

Fee \$30.00

6721

MTC 35960DS

WARRANTY DEED

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CATHY KING, WHO TOOK TITLE AS CATHY COGAR,

Grantor(s) hereby grant, bargain, sell and convey to

GARY B. PEDERSON and VIANNE E. PEDERSON, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 5, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 26 day of Sept., 1995

Cathy King

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

ss.

Sept. 26

19 95

Personally appeared the above named Cathy King

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler
Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

GARY B. PEDERSON

MTC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day of Sept. A.D., 1995 at 2:29 o'clock P. M., and duly recorded in Vol. M95 of Deeds on Page 26064

FEE \$30.00

Bernetha G. Letsch, County Clerk
Shirley H. Hite