

8333

10-27-95P03:48 RCVD

BARGAIN AND SALE DEED

Vol. 1995 Page 29494



KNOW ALL MEN BY THESE PRESENTS, That JAMES HARRISON HANSON, JR.

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JEFFREY DEAN MUELLER and NANCY AILEEN MUELLER, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A" AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

(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 \$

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 26th day of October, 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.

James Harrison Hanson, Jr.
JAMES HARRISON HANSON, JR.

STATE OF OREGON, County of Klamath) ss.

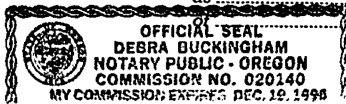
This instrument was acknowledged before me on October 27, 1995,

by James Harrison Hanson, Jr.

This instrument was acknowledged before me on , 19 ,

by

as



Debora Buckingham
Notary Public for Oregon

My commission expires 12/19/96

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/tile/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

Grantor's Name and Address

Grantee's Name and Address

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

Jeffrey Dean & Nancy Aileen Mueller

4739 1/2 Climax

Klamath Falls, Or. 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

PARCEL 1:

Tract 48 of PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of Tract 48, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 48; thence South along the Easterly line of said Tract 48 a distance of 55 feet; thence West parallel to the North line of said Tract 48 to the Westerly line of said Tract 48; thence Northerly along said Westerly line to the Northwest corner of said Tract 48; thence Easterly along said Northerly line a distance of 144.3 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-2BA TL 5800

PARCEL 2:

Lot 78, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2BA TL 6000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of October A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 29494.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller