

8435

BARGAIN AND SALE DEED

Vol. 195 Page 29705



KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, Trustee under
Trust Agreement dated December 31, 1986, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald Wilbur
Karschner and Laura L. Karschner, husband & wife, as tenants in 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 2, Block 4, Klamath Country, in the County of Klamath,
 State of Oregon, as shown on Map filed in Book 20, Page 6
 of Maps, in the office of the County Recorder of said County.
 Subject to all conditions, covenants, restrictions,
 reservations, easements, right and rights of way of record.

(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 \$ 4,900.00

① However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). ② (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 25 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.

Thomas C. Howser, Trustee
 Thomas C. Howser, Trustee

STATE OF OREGON, County of Jackson
 This instrument was acknowledged before me on October 27, 19 95
 by Thomas C. Howser Trustee

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

by _____,

as _____

of _____



OFFICIAL SEAL
 SHANA L. SUMMERS
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 014381
 MY COMMISSION EXPIRES APR. 2, 1996

Shana L. Summers
 Notary Public for Oregon
 My commission expires 4-2-96

Thomas C. Howser, Trustee
607 Siskiyou Blvd.
Ashland, Oregon 97520

Grantor's Name and Address

Donald & Laura Karschner
P.O. Box 97
Sprague River, Oregon 97639

Grantee's Name and Address

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

BLM Services, Inc.
247 E. Tahquitz Cyn. Way #27
Palm Springs, CA 92262

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

Donald & Laura Karschner
P.O. Box 97
Sprague River, Oregon 97639

SPACE RESERVED
 FOR
 RECORDER'S USE

Fees: \$30.00

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
31st day of October, 19 95,
 at 10:58 o'clock A.M., and recorded
 in book/reel/volume No. M95 on
 page 29705 or as fee/file/instru-
 ment/microfilm/reception No. 8435,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch Co Clerk
 NAME TITLE
 By Annette Muelbe Deputy