

9035

11-14-95A10:41 RCVD BARGAIN AND SALE DEED

Vol. 1795 Page 30977



KNOW ALL MEN BY THESE PRESENTS, That James C. McComber and Mary N. McComber, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bryant W. McComber and Frances M. McComber, 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 Exhibit "A" for legal description

(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 \$ 20.00.

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). (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 16th day of May, 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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 1995, by James C. McComber and Mary N. McComber

This instrument was acknowledged before me on 1995, by

as of

My commission expires Notary Public for Oregon

JAMES + MARY McCOMBER
HCO-1 Box 10
Niland CA 92557
Grantor's Name and Address

BRYANT W. + FRANCES M. McCOMBER
3659 Flint St
Klamath Falls OR 97601
Grantee's Name and Address

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

BRYANT W. McCOMBER
3659 Flint St
Klamath Falls OR 97601

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

STATE OF OREGON,

County of) ss.

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

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

PARCEL 1:

Lot 6, Block 41, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Block 41, said point also being the intersection of the Northeasterly line of 6th Street and the Southeasterly line of Washington Street; thence Northeasterly along the Northwestern line of said Block 41, 100 feet to the true point of beginning; thence Southeasterly at right angles 80 feet to a point; thence Northeasterly at right angles 30 feet to a point on the Northeast line of said Lot 6; thence Northwesternly along said line 100 feet more or less to the most Northerly corner thereof; thence Southwesterly along the Northwesternly line of said Block 41, 30 feet to the point of beginning.

Tax Acct. No.: 001 - 3809-32AB-7600 Key No.: 411646

PARCEL 2:

Westerly 30 feet of the Northerly 60 feet of Lot 7, Block 41, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

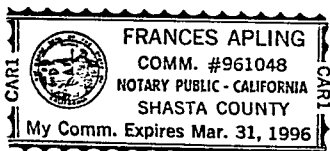
Tax Acct. No.: 001 - 3809-32AB-7700 Key No.: 763356

GC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of ShastaOn 5/18/95 before me, Frances Apling, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared James C. McComber and Mary N. McComber
Name(s) of Signer(s)

- ☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Frances Apling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed (State of Oregon)Document Date: 5/18/95 Number of Pages: twoSigner(s) Other Than Named Above: No Other Signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: James C. McComber

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: Mary N. McComber

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bryant McComber the 14th day
 of November A.D., 19 95 at 10:41 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 30977.

FEE \$40.00

Bernetha G. Letsch, County Clerk
 By Annette Muller