

10049

BARGAIN SALE DEED

Vol 95 Page 33095

KNOW ALL MEN BY THESE PRESENTS, That Henry J. Caldwell, Jr. and Deborah

L. Caldwell

, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto George E. Maier and Helen N. Maier, husband and wife, herein 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:

Lots 35 and 36 in Block 1 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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.

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 \$ 12,436.34.

However, the actual consideration consists of or includes other property or value given or promised is the whole / part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 4 day of December, 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.

Henry J. Caldwell Jr. by Deborah L. Caldwell, his attorney in fact
Henry J. Caldwell, Jr.
Deborah L. Caldwell
Deborah L. Caldwell

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Dec. 4, 1995
by Henry J. Caldwell, Jr. and Deborah L. Caldwell

This instrument was acknowledged before me on _____, 19____

by
as
of

Carol A. McCullough

Notary Public of Oregon

My commission expires Nov. 11, 1995



OFFICIAL SEAL
CAROL A. MCCULLOUGH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029459
MY COMMISSION EXPIRES NOV 11, 1997

Grantor: Henry J. Caldwell, Jr.

Grantee: George E. Maier and Helen N. Maier

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 4th day of December A.D., 1995
at 3:00 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 33095

Bernetha G. Ietsch County Clerk

By Annelle Mueller

Deputy.

Fee. \$30.00

AFTER RECORDING RETURN TO:

George E. Maier
1334 Johnson Avenue
Klamath Falls, OR 97601

12-04-95P03:00 RCVD