

10056 12-04-95P03:06 RCVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Kenneth Engstrom and Margaret Engstrom

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Keith V. Rivers and Colleen K. Rivers

, 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:
The SW 1/4 SW 1/4 NE 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING Property deeded to Klamath County in Volume M81 page 728 and Volume M81 page 731, 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 \$18,000.

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 24 day of November, 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.

Colleen K. Rivers - Keith V. Rivers
Margaret Engstrom Kenneth Engstrom

STATE OF OREGON, County of Wasco) ss.

This instrument was acknowledged before me on November 24, 1995, by Colleen & Keith Rivers & Kenneth & Margaret Engstrom

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

OFFICIAL SEAL
STEPHANIE WOSTECKI
NOTARY PUBLIC - OREGON
COMMISSION NO. 035494
MY COMMISSION EXPIRES JUNE 13, 1998

Stephanie Wostecki

Notary Public for Oregon

My commission expires 6-13-98

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of December, 1995, at 3:06 o'clock P.M., and recorded in book/reel/volume No. M95 on page 33112 or as fee/file/instrument/microfilm/reception No. 10056. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME

TITLE

By Annette Mueller Deputy

Fees: \$30.00