

10551

BARGAIN AND SALE DEED

Vol. m95 Page 34043

KNOW ALL MEN BY THESE PRESENTS, that:

GARY STEWART and LISA STEWART, as tenants by the entirety hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto:

JERRY C. STRICKLIN AND MARGARET P. STRICKLIN, 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:

A tract of land situated in Lot 1, Tract 1289, FOURTH ADDITION TO EAST HILLS, a duly recorded subdivision, in the SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 78 degrees 45' 22" East 127.87 feet to the Northeast corner of said Lot 1; thence along the arc of a curve to the left (radius point bears North 78 degrees 45' 22" East 230.00 feet and central angle equals 01 degrees 59' 34") 8.00 feet; thence South 75 degrees 13' 09" West 125.32 feet to a point on the Southwesterly line of said Lot 1, thence North 21 degrees 48' 05" West 16.00 feet to the point of beginning.

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 \$2,000.00. 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).

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 _____ day of _____, 19____; 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.

Gary Stewart
GARY STEWART

Lisa Stewart
LISA STEWART

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 12/13, 1995,
by GARY STEWART and LISA STEWART

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

as
of

Dawn Schorler
Notary Public for Oregon

My commission expires: 12/20/98

GARY STEWART

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

Jerry Stricklin
2208 Kimberley
Klamath Falls, OR.

GRANTEE'S NAME AND ADDRESS

After recording return to:

34044

10321

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13 day
of Dec. A.D., 19 95 at 3:50 o'clock P.M., and duly recorded in Vol. M95,
of Deeds on Page 34043

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell

THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same was filed for record in my office on the 13th day of December, 1995, at 3:50 o'clock P.M., and duly recorded in Vol. M95, of Deeds on Page 34043.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Medford, Oregon, this 13th day of December, 1995.

Bernetha G. Letsch, County Clerk

Cheryl Russell