

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEPHEN W. MEIER

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
EDWARD MEIER AND ALICE F. MEIER, 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:

**TERMS AND CONDITIONS FOR TRANSFER OF OWNERSHIP
OF PROPERTY, DESCRIBED AS FOLLOWS:**

LOT 2 IN BLOCK 49, HOT SPRINGS ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
TOGETHER WITH THAT PORTION OF VACATED ALLEY BY
ORDINANCE RECORDED IN VOLUME 230, PAGE 95,
DEED RECORDS OF KLAMATH COUNTY, OREGON.

EDWARD MEIER AND ALICE F. MEIER, HUSBAND AND WIFE,
HEREBY CALLED GRANTEEES, WILL:

Continued....

(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 \$ 60,506.

However, the actual consideration consists of or includes other property or value given or promised which is
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 5th day of January, 1996;
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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on January 5, 1996.by STEPHEN W. MEIERThis instrument was acknowledged before me on January 5, 1996.

by

as



Kristil L. Redd
Notary Public for Oregon
My commission expires 11/16/99

STEPHEN W. MEIER935 PACIFIC TERRACE DRIVEKLAMATH FALLS, OR 97601

Grantor's Name and Address

EDWARD AND ALICE F. MEIER, H&W2020 CALHOUN STREETKLAMATH FALLS, OREGON 97601

Grantee's Name and Address

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

ABOVE

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

EDWARD AND ALICE F. MEIER2020 CALHOUN STREETKLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/tile/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

TITLE

Deputy

1. WILL PAY OFF THE EXISTING MORTGAGE IN THE HANDS OF DIRECTORS MORTGAGE... \$30,000
2. WILL CANCEL A DEBT OF DOWN PAYMENT APPLIED IN 1992 IN THE PURCHASE OF A PROPERTY IN GRANDVIEW, WASHINGTON... \$20,000
3. WE WILL RETIRE A DEBT WITH PENALTIES TO THE IRS FOR STEPHEN W. MEIER... \$ 2,800
4. WILL PAY OFF ALL DUE OR DELINQUENT PROPERTY TAXES... \$ 1,200
5. PAY THE COSTS AND PENALTIES FOR EARLY WITHDRAWAL OF FUNDS NEEDED TO CANCEL MORTGAGE... \$ 906
6. CANCEL COST OF LIVING AND CARE EXPENSES ACCUMULATING SINCE APRIL, 1995 (8 Months).. \$ 5,600
7. GRANTEES WILL ASSUME ANY AND ALL COSTS INVOLVED IN SECURING A WARRANTY DEED.
8. PROPERTY WILL BE TRANSFERRED IN A "AS IS CONDITION".

TOTAL... \$60,506.

Stephen W Meier
Alice F. Meier

Ernest H. Meier

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stephen Meier the 5th day of Jan A.D., 19 96 at 11:16 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 385.

FEE \$35.00

By Bernetha G. Petsch County Clerk
Bernetha G. Petsch