

5398

96 JAN 12 AM 11:18

BARGAIN AND SALE DEED

Vol. 196

Page

23481

KNOW ALL MEN BY THESE PRESENTS, That GREGORY J. DECKER

hereinafter called grantor,
 STAR AND ASSOCIATES, INC.,
 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:

West Klamath, Lot 11 and 12 POR, Klamath County, commonly known as
 5215 Peggy Ave., Klamath Falls, OR 97601.

Altamont Small Farms, Lot 25 POR, Klamath County, commonly known as
 5704 Altamont Dr., Klamath Falls, OR 97603.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
 MADE A PART HEREOF AS THOUGH FULL SET FORTH HEREIN.....
 SUBJECT TO EXISTING LEINS AND ENCUMBRANCES

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE 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 \$ -0-

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 30 day of August, 1995;
 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 DE-
 SCRIBED 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.

GREGORY J. DECKER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 30, 1995,

by GREGORY J. DECKER.

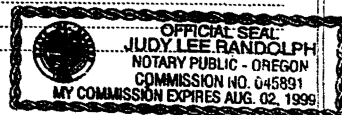
This instrument was acknowledged before me on , 19 ,

by , 19 ,

as ,

of ,

Judy Lee Randolph
 Notary Public for Oregon
 My commission expires Aug. 02, 1999



GREGORY J. DECKER

4507 Laverne Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

STAR AND ASSOCIATES, INC.

123 North 4th Street

Klamath Falls, OR 97601

Grantee's Name and Address

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

STAR AND ASSOCIATES, INC.

123 North 4th Street

Klamath Falls, OR 97601

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

STAR AND ASSOCIATES, INC.

123 North 4th Street

Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 30th day of Aug, 1995,
 at 3:30 o'clock P. M., and recorded
 in book/reel/volume No. 195 on
 page 23481 or as fee/file/instru-
 ment/microfilm/reception No. 5398,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, Co Clerk

Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

INDEXED

0/1

FEE: \$30.00

EXHIBIT "A"

PARCEL 1:

Lot 13, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

PARCEL 2:

The W 1/2 of Lots 11 and 12, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

PARCEL 3:

A portion of Tract #25, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point at the Northeasterly corner of said Tract 25 and running thence North 88 degrees 46' West along the Northerly boundary of said tract, 132.0 feet; thence South 0 degrees 11' East 107.33 feet; thence South 89 degrees 07' East 132.0 feet to the Easterly boundary of said tract; thence North 0 degrees 11' East along the Easterly boundary of said tract 106.93 feet, more or less, to the point of beginning. Subject to a ten foot strip of land extending along the Eastern boundary line, being reserved for county road purposes.

CODE 7 MAP 3908-13DA TL 900
CODE 7 MAP 3908-13DA TL 800
CODE 24 MAP 3909-15CA TL 2200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 12th day
of Jan A.D., 19 96 at 11:18 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 1005

FEE \$10.00

By Bernetha G. Zetsch County Clerk
Bernetha G. Zetsch