

NA 13163

BARGAIN AND SALE DEED
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KNOW ALL MEN BY THESE PRESENTS, That

PAUL J. NIELSEN AND MARGARET A. NIELSEN

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

LYNN L. REED

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:

Lot 20, Block 5, TRACT 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk 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 \$10,000.00

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). (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 8th day of February, 1996; 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.

PAUL J. NIELSEN
MARGARET A. NIELSEN

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on FEBRUARY 8, 1996,
by PAUL J. NIELSEN AND MARGARET A. NIELSEN

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

by _____,

as _____,

of _____,



Sue Nova

Notary Public for Oregon

My commission expires June 8, 1999

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of Feb, 1996, at 10:44 o'clock A.M., and recorded in book/reel/volume No. M96 on page 3808 or as fee/file/instrument/microfilm/reception No. 13163 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Sue Nova Deputy

Fee \$30.00

96 FEB -9 AM:44