

13225

96 FEB 12 A9:34

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BARGAIN AND SALE DEED

Pelican Housing, Inc., an Oregon Corporation Grantor, conveys to Bruce A. Froemke, Grantee, the following described real property in Klamath County, Oregon, more particularly described as follows:

Lot 12, Block 9 of STEWART, according to the official plat thereof on file in the records of Klamath County, Oregon. Also, that portion of Lot 13, Block 9, STEWART ADDITION, a platted portion of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Block 9; thence Westerly 55 feet along the North boundary line of said Block 9, to a point; thence Southerly 21.5 feet, more or less, to the Southerly boundary line of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 56.8 feet, more or less, to the Easterly boundary line of said Block 9; thence North along the said Easterly boundary line of Block 9, 4.5 feet to the place of beginning.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,850.00.

The real property which is the subject of this deed was purchased by Bruce A. Froemke, from Pelican Housing Inc., on January 22, 1976.

In Witness Whereof, the grantor has executed this instrument this 12th day of July, 1995.

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.

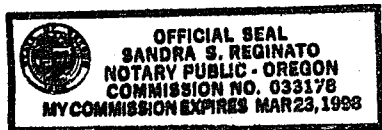
PELICAN HOUSING, INC.

By: Bruce A. Froemke

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

Personally appeared before me Bruce A. Froemke, President of Pelican Housing, Inc., and acknowledged the foregoing instrument to be his voluntary act and deed.

SUBSCRIBED AND SWORN to before me this 12th day of July, 1995.



Sandra S. Reginato
Notary Public for Oregon
My Commission Expires 03-23-98

GRANTOR'S NAME AND ADDRESS:

Pelican Housing, Inc.
2824 Biehn Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

GRANTEE'S NAME AND ADDRESS:

Bruce A. Froemke
2824 Biehn Street
Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the 12th day of Feb, 1996, at 9:34 o'clock A M., and recorded in book/reel/volume No. M96 on page 3924 or as fee/file/instrument/microfilm/reception No. 13225, Record of Deeds of said county.

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO:

Bruce A. Froemke
2824 Biehn Street
Klamath Falls, Oregon 97601

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Name Title
By Pauline Mustard
Deputy

Fee \$35.00

AFTER RECORDING, RETURN TO:
Jerry M. Molatore
426 Main Street