

NA

BARGAIN AND SALE DEED

Vol. m96 Page 4236

13397 96 FEB 14 P2:25

KNOW ALL MEN BY THESE PRESENTS, That ***ROGER N. RODGERS***

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ***LULA Q. TAYLOR AND LETTIE S. RODGERS*** 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 24 in Block 1 of First Addition to Altamont Acres, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the following: Beginning at the Southeast corner of said Lot 24 at the intersection of the Altamont Drive and Cannon Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Southwesterly to a point on the North right-of-way line of Cannon Avenue 60.00 feet Westerly of the Southeast corner of said Lot 24 (point of beginning); thence Easterly 60.00 feet to the point of beginning.

(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 \$ 1.00.

~~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) ^⓪ (The sentence between the symbols ^⓪, 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 16 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 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.

Roger N. Rodgers
ROGER N. RODGERS

STATE OF OREGON, County of _____) ss.

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

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

as _____

of _____

Notary Public for Oregon

My commission expires _____

Roger N. Rodgers

5213 E. Butler

Fresno, CA 93727

Grantor's Name and Address

Lula Taylor & Lettie Rodgers

4787 Franklin Avenue

San Diego, CA 92113

Grantee's Name and Address

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

Mrs. Lula Q. Taylor

4787 Franklin Avenue

San Diego, CA 92113

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

Mrs. Lula Q. Taylor

4787 Franklin Avenue

San Diego, CA 92113

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument 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/file/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

4237

No. 5907

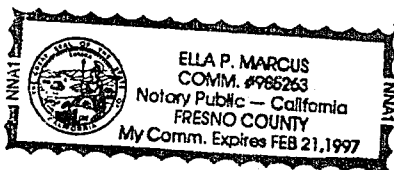
State of Calif

County of Fresno

On Jan 16, 1996 before me, Ellen P. Marcus, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Roger N. Rodgers
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she they executed the same in ~~his~~ her their authorized capacity(ies), and that by ~~his~~ her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ellen P. Marcus
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Bargain & Sale Deed -
St of Oregon - farm # 723

TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

1-16-96
DATE OF DOCUMENT

None
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of Feb A.D., 19 96 at 2:25 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 4236

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Audrey Mullendore