

NA

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That JOANNE R. BIRD

, hereinafter called grantor,

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

ROBERT E. HOFFMASTER

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 COUNTY, State of Oregon, described as follows, to-wit:

Lot 6, Block 3, Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(NOTE: Robert E. Hoffmaster presently owns one-half of the above property. Joanne Bird owns the other half. This is to assign Joanne Bird's one-half over to Robert Hoffmaster, whereas Robert E. Hoffmaster will own the entire lot.)

(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) (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 27th 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.

Joanne R. Bird-price

STATE OF OREGON, County of Marion,) ss.

This instrument was acknowledged before me on 27th February, 1996 by Joanne R. Bird-price

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



Teresa Anne Graber

Notary Public for Oregon

My commission expires 3/9/98

Joanne R. Bird

1665 Capitol, SE

Salem, OR 97302

Grantor's Name and Address

Robert E. Hoffmaster

P.O. Box 935

Ontario, OR 97914

Grantee's Name and Address

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

Robert E. Hoffmaster

P.O. Box 935

Ontario, OR 97914

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

Robert E. Hoffmaster

P.O. Box 935

Ontario, OR 97914

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 15th day of March, 1996, at 10:36 o'clock A.M., and recorded in book/reel/volume No. M96 on page 6995 or as fee/file/instrument/microfilm/reception No. 14752, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Russell Deputy

Fee \$30.00

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