

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. HOFFMASTER

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOANNE R. BIRD, 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 30 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

(NOTE: Joanne R. Bird presently owns one-half of the above property. Robert E. Hoffmaster owns the other half. This is to assign Robert E. Hoffmaster's one-half over to Joanne R. Bird, whereas Joanne R. Bird 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 1 day of March, 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.

Robert E. Hoffmaster

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 5, 1996

by Robert E. Hoffmaster

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_

[Signature]

Notary Public for Oregon

My commission expires 8-29-97

Robert E. Hoffmaster

P.O. Box 935

Ontario, OR 97914

Grantor's Name and Address

Joanne R. Bird

1665 Capitol, SE

Salem, OR 97302

Grantee's Name and Address

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

Joanne R. Bird

1665 Capitol, SE

Salem, OR 97302

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

Joanne R. Bird

1665 Capitol, SE

Salem, OR 97302

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

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 AM, and recorded in book/reel/volume No. N96 on page 6996 or as fee/file/instrument/microfilm/reception No. 14753, 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