

14775

BARGAIN AND SALE DEED

Vol. M96 Page 2068

KNOW ALL MEN BY THESE PRESENTS, That
DIANE M. ROGERS

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT K. MORROW, INC.,
TRUSTEE FOR THE BANKRUPTCY ESTATE OF TIMOTHY C. O'CONNOR & SANDRA K. O'CONNOR, CASE#394-36790-
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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS
REFERENCE.

THE INTENT OF THIS BARGAIN & SALE DEED IS TO FULFILL THAT REAL ESTATE
CONTRACT BETWEEN DIANE M. ROGERS, SELLER AND TOM SWAN, BUYER AS
DISCLOSED IN THAT WARRANTY DEED DATED APRIL 30, 1991, RECORDED MAY 1, 1991
IN VOLUME M91, PAGE 8013, MICROFILM RECORDS 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 \$ to clear title.

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 11 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 author-
ized to do so by order of its board of directors.

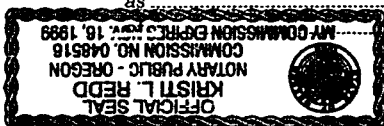
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

DIANE M. ROGERS

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 11, 1996,
by DIANE M. ROGERS.

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



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

DIANE M. ROGERS

Grantor's Name and Address

ROBERT K. MORROW, INC., TRUSTEE
c/o GARY L. BLACKLIDGE, ATTORNEY
1515 SW FIFTH STE 600, PORTLAND, OR 97201-5492

Grantee's Name and Address

ROBERT K. MORROW, INC., TRUSTEE
c/o GARY L. BLACKLIDGE, ATTORNEY
1515 SW FIFTH STE 600, PORTLAND, OR 97201-5492

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

ROBERT K. MORROW, INC., TRUSTEE
c/o GARY L. BLACKLIDGE, ATTORNEY
1515 SW FIFTH STE 600, PORTLAND, OR 97201-5492

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

All those parts of Lots 3, 4 and 5 of Block 26 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point 38 feet Southeasterly from the Northeasterly corner of said Lot 3 on the Southwesterly side of Eldorado Street; thence at right angles to the Southwesterly side of Eldorado Street a distance of 75 feet to the starting point of this description, thence running Southwesterly and parallel with the Northwesterly side of said Lot 3 a distance of 75 feet to the Northeasterly side of the alley through said Block 26; thence Southeasterly along the Northeasterly side of said alley a distance of approximately 127 feet to the Northwesterly side of Esplanade Avenue; thence Northeasterly along the Northwesterly side of Esplanade to a point 75 feet Northeasterly from the Southwesterly side of said Lot 5 measured at right angles to said side of Lot 5; thence Northwesterly 75 feet 6 inches, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day
of March A.D., 19 96 at 11:42 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 7068

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *C. Russell*