

14995

BARGAIN AND SALE DEED

Vol. maile Page 7528KNOW ALL MEN BY THESE PRESENTS, That NORMAN C. JAMESfor the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CAROLE J. JAMES, hereinafter called grantor,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 5 in Block 1 of MISTY MOUNTAIN -TRACT 1189, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and is not responsible for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ as per Divorce Decree.
 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, 19 96; 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.

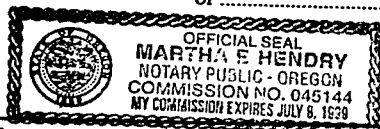
Norman C. James

STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on March 11, 19 96 by Norman C. James

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

as _____

of _____



Bernetha G. Letach
 My commission expires 7-8-99 Notary Public for Oregon

Norman C. JAMES

Grantor's Name and Address

Carol J. James
P.O. Box 33
Keno OR 97627

Grantee's Name and Address

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

Carole J. James

P.O. Box 33

Keno, Oregon 97627

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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of March, 19 96, at 11:05 o'clock A.M., and recorded in book/reel/volume No. M96 on page 7528 or as fee/file/instrument/microfilm/reception No. 14995, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letach, County Clerk
 NAME TITLE
 By Cheryl Russell Deputy

Fee \$30.00

96 MAR 20 AM 10:05