

NA

BARGAIN AND SALE DEED

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16953

KNOW ALL MEN BY THESE PRESENTS, That

William J. Alston, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Lynn G. Westwood  
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:

All of Block 1, 1A, 2, 7 and 8 of Dixon Addition to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon, together with vacated Wendling Street between the south  
line of Old Fort Road and the North line of Warring Street; the dedicated alley in  
Block 7; the dedicated alley in Block 1 and the dedicated alley along the North line  
of Block 1 between Old Fort Road and Williams Avenue.

A tract of land being in the NW¼ of Section 28, Township 38 South, Range 9  
East of the Willamette Meridian, Klamath County, Oregon, described as follows:  
Beginning at the Northeast corner of Dixon Addition to the City of Klamath Falls,  
and running thence West along the North boundary of said Dixon Addition, a distance  
of 261.37 feet to a point in the East right of way line of the Old Fort Klamath  
Road; thence North 46°10' East along said East right of way line a distance of  
131 feet to a point; thence South 46°13' East 181.2 feet to the point of  
beginning.

A tract of land situated in the NE¼ of Section 28, Township 38 South, Range 9 East  
of the Willamette Meridian, Klamath County, Oregon, more particularly described as  
follows: Beginning at the Southwest corner of the NE¼ of said Section; thence  
East along South line of said NE¼ 50 feet; thence North parallel to  
the West line of the NE¼ 300.69 feet to the Easterly right of way of Old Fort Road;  
thence South 46°29' West along the Easterly right of way of said road 68.95 feet to  
the West line of the NE¼; thence South 253.21 feet along the West line of said  
NE¼ to the point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

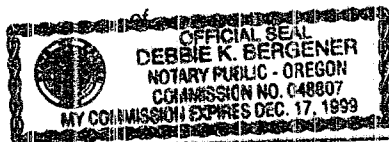
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7600.  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 24 day of April, 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.

STATE OF OREGON, County of Klamath, ss.  
This instrument was acknowledged before me on April 24, 1996,  
by William J. Alston  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_



Debbie K. Bergener  
Notary Public for Oregon  
My commission expires 12-17-99

William J. Alston  
6707 S. 6th St.  
Klamath Falls, OR 97603  
Grantor's Name and Address  
Lynn G. Westwood  
c/o William Alston  
6707 S. 6th St.  
Klamath Falls, OR 97603  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Lynn G. Westwood  
c/o William Alston  
6707 S. 6th St.  
Klamath Falls, OR 97603  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Lynn G. Westwood  
c/o William Alston  
6707 S. 6th St.  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath, ss.  
I certify that the within instru-  
ment was received for record on the  
25th day of April, 1996,  
at 9:41 o'clock A.M., and recorded  
in book/reel/volume No. M96 on  
page 11547 or as fee/file/instru-  
ment/microfilm/reception No. 16953.  
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