

NA 17324

BARGAIN AND SALE DEED

Vol. M96 Page 12502

KNOW ALL MEN BY THESE PRESENTS, That Allen Ambrose Reeder and Hannah Jurdis Reeder, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kenneth Ray Reeder and Donna L. Reeder, husband and wife, 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 Lot 10 and that portion of Lot 9, Block 7 of Lakeside Addition to the City of Klamath Falls, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9, where the same touches the Westerly boundary of Lewis Street, running thence North 52 feet on Lewis Street; thence Westerly at right angles to Lewis Street 100 feet; thence Southerly and parallel with Lewis Street 52 feet; thence Easterly and at right angles to Lewis Street 100 feet to the place of beginning; all being in Block 7 of Lakeside Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk 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 \$ fulfillment.

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 2nd day of May, 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 LIABILITIES ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN OFS 30.330.

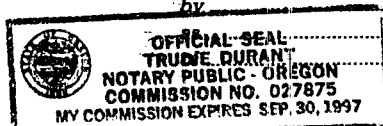
Allen Ambrose Reeder

Hannah J. Reeder
Hannah Jurdis Reeder

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 2nd, 1996, by Allen Ambrose Reeder & Hannah Jurdis Reeder

This instrument was acknowledged before me on , 19 , by



Trude Durm

Notary Public for Oregon

My commission expires

Reeder
Grantor's Name and Address
Reeder
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Kenneth R. and Donna L. Reeder
200 Lewis
Klamath Falls, Oregon 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Kenneth R. and Donna L. Reeder
200 Lewis
Klamath Falls, Or 97601

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 2nd day of May, 1996, at 10:41 o'clock AM., and recorded in book/reel/volume No. M96 on page 12502 or as fee/title/instrument/microfilm/reception No. 17324, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE
By Cheryl J. Russell Deputy

Fee \$30.00

30- Cash.