

17430

BARGAIN AND SALE DEED

Vol. m96 Page 12700

KNOW ALL MEN BY THESE PRESENTS, That

Evergreen Mountain Properties, LLC

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Gordon G. Decker and Sherry A. Decker

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 6, Block 130, Klamath Falls Forest Estates, Highway 66 Unit, Plat #4, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

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MAY
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(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 \$ 5,300.00

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 23rd 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 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.

Evergreen Mountain Properties, LLC

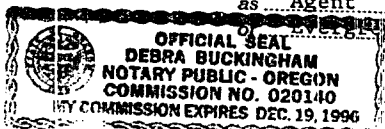
By: Robert W. Skellham (Agent)

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 23, 1996

by Robert W. Skellham

as Agent



Debra Buckingham Notary Public for Oregon
My commission expires 12-19-96

Evergreen Mtn. Properties, LLC
P.O. Box 5241
Klamath Falls, OR 97601

Grantor's Name and Address

Decker, Gordon G. & Sherry A.
P.O. Box 249
Delta Junction, AK 99737

Grantee's Name and Address

Decker, Gordon G. & Sherry A.
P.O. Box 249
Delta Junction, AK 99737

Until requested otherwise send all tax statements to (Name, Address, Zip):
Johnson, D.D. & Chandler, P.M.
P.O. Box 50
Nice, CA 95464

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of May, 1996, at 11:10 o'clock AM, and recorded in book/reel/volume No. M96 on page 12700 or as fee/file/instrument/microfilm/reception No. 17430, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk
By Cheryl J. Lussell Deputy

Fee \$30.00