

17782

BARGAIN AND SALE DEED

Vol 196 Page 13471

KNOW ALL MEN BY THESE PRESENTS, That *****

LEROY A. HICKS, hereinafter called grantor,
 does hereby grant, bargain, sell and convey unto
 ROBERT STEWART
 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:

Government Lots 1, 2, 3, 8 and 10, and the Northerly 190 feet of Government Lot 9 and
 Government Lot 10 in Section 31, Township 35 South, Range 7 East of the Willamette
 Meridian, Klamath County, Oregon.

Government Lots 38, 39 and 40, Section 30, Township 35 South, Range 7 East of the
 Willamette Meridian, Klamath County, Oregon.

The W 1/2 of Government Lot 5 and Government Lots 12 and 13 in Section 32, Township 35
 South, Range 7 East of the Willamette Meridian, 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 \$72,284.41***
 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. LAH

In Witness Whereof, the grantor has executed this instrument this day of February March 2, 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 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.

x L. Roy A. Hicks
 LEROY A. HICKS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February March 2, 19 96,
 by ***LEROY A. HICKS***

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



OFFICIAL SEAL
 TONIA L. MORO
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 030104
 MY COMMISSION EXPIRES NOV. 1, 1998

Tonia L. Moro
 Notary Public for Oregon
 My commission expires 11/1/98

Leroy A. Hicks
 1836 Wiard Street
 Klamath Falls, OR 97601

Grantor's Name and Address

Robert Stewart
 2981 Edison Avenue
 Klamath Falls, OR 97603

Grantee's Name and Address

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

Robert Stewart
 2981 Edison Avenue
 Klamath Falls, OR 97603

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

Robert Stewart
 2981 Edison Avenue
 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
 10th day of May, 19 96.,
 at 3:14 o'clock P.M., and recorded
 in book/reel/volume No. M96 on
 page 13471 or as fee/file/instru-
 ment/microfilm/reception No. 17782,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

Ely Cherry Deputy

Fee \$30.00