

18414

BARGAIN AND SALE DEED

Vol. M96 Page 14622

KNOW ALL MEN BY THESE PRESENTS, That Rex L. Ash

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RITA D. WAGNER WITH RIGHTS OF SURVIVORSHIP 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:

Lots 5 AND 6 Block 19, Klamath Lake Addition According TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF Klamath County, Oregon Together with A 1976 MARLET mobile Home SERIAL # H14270FKY50158

(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 \$ 0

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 20 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 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

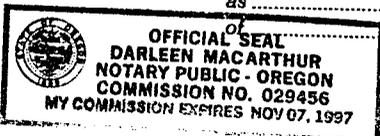
Rex L. Ash

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on May 20, 1996, by Rex L. Ash

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

as _____



Darleen MacArthur

Notary Public for Oregon

My commission expires 11-7-97

Form with fields for Grantor's Name and Address, Grantee's Name and Address, and recording information. Includes handwritten entry: Rex Ash, 2723 Berkeley, Klamath Falls, OR, 97601.

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 20th day of May, 19 96, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M96 on page 14622 or as tee/file/instrument/microfilm/reception No. 18414, Record of Deeds of said County. Witness my hand and seal of County affixed. Bernetha G Letsch, County Clerk. By Cheryl Swall Deputy

Fee \$30.00