

19331

Vol. 96 Page 16599

TITLE NO. 44650
ESCROW NO. 10-1250-96
TAX ACCT. NO.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

MICHAEL A. HODGINS

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

MICHAEL A. HODGINS, a single individual LAURA RAINS, a single individual 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 LANE, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

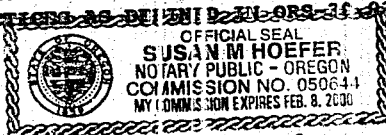
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is . 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).

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 4th day of June, 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 BY ORS 31.030.



Michael A. Hodgins
MICHAEL A. HODGINS

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on June 4, 1996, by MICHAEL A. HODGINS

Susan M. Hofer
Notary Public for Oregon

My commission expires: 2-8-2000

MICHAEL A. HODGINS

GRANTOR'S NAME AND ADDRESS

Until a change is requested all tax statements shall be sent to the following address:
*** SAME AS GRANTEE ***

MICHAEL A. HODGINS

GRANTEE'S NAME AND ADDRESS

After recording return to:
TITLE GUARANTY COMPANY OF OREGON
299 EAST 18TH AVENUE
EUGENE, OR 97401

96 JUN -6 AM 12:24

EXHIBIT "A"

Lot 25, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

ALSO all that portion of the strip of land lying contiguous to
the Northerly boundary of Lot 25, Block 125, MILLS ADDITION TO
THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in
the Klamath County Records, and between extensions of the
Easterly boundary line and the Westerly boundary line of said
Lot to the centerline of that strip of land described in that
certain correction deed to the United States dated September 28,
1912, recorded in Book 38 at Page 209, filed in the Records of
Klamath County, Oregon.

CODE 1 MAP 3809-33AD TL 3700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of June A.D. 19 96 at 11:24 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 16599.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell