



MTC 1396/7770 38327-LW

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MARIAN LEE BANES, WHO ACQUIRED  
TITLE AS MARIAN LAROSE

, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
RALPH DAVID DAUSTER AND BETTY J. DAUSTER, 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:

Lot 18, Block 301, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,  
 according to the official 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 \$ 47,473.30

① However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 13<sup>th</sup> 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 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.

Marian Lee Banes  
MARIAN LEE BANES, WHO ACQUIRED  
TITLE AS MARIAN LAROSE

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on JUNE 13, 1996

by

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by MARIAN LEE BANES

as



Lisa Legget Weatherly  
 Notary Public for Oregon  
 My commission expires 11/20/97

MARIAN LEE BANES  
1511 CARLSON DRIVE  
KLAMATH FALLS, OR 97603  
 Grantor's Name and Address

RALPH AND BETTY DAUSTER  
2427 WANTLAND AVE.  
KLAMATH FALLS, OR 97601  
 Grantor's Name and Address

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

RALPH AND BETTY DAUSTER  
2427 WANTLAND AVE.  
KLAMATH FALLS, OR 97601

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

RALPH DAUSTER  
2427 WANTLAND AVE.  
KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
 14th day of June, 1996,  
 at 2:51 o'clock P.M., and recorded  
 in book/reel/volume No. M96 on  
 page 17836 or as fee/file/instru-  
 ment/microfilm/reception No. 19903,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Bernetha G. Letsch, Co Clerk

Bernetha Letsch  
 Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

FEE: \$30.00

96 JUN 14 P2:51