

NA

## BARGAIN AND SALE DEED

MTC 1396/7770 3837-LW

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

96 JUN 14 P2.51

(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 \$ 47,473.30① However, the actual consideration consists of or includes other property or value given or promised which is  
part of the whole consideration (indicate which).<sup>①</sup> (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 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.Marian Lee Banes  
MARIAN LEE BANES, WHO ACQUIRED  
TITLE AND MARIAN LAROSESTATE 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

My commission expires 11/20/99

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

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE:\$30.00

STATE OF OREGON, }  
County of Klamath } ss.I certify that the within instrument 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/instrument/  
microfilm/reception No. 19903, Record of Deeds of said County.Witness my hand and seal of  
County affixed.Bernetha G. Letsch, Co Clerk  
Title  
By *Dynette Gritez* Deputy