

NA

21234

BARGAIN AND SALE DEED

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20689



KNOW ALL MEN BY THESE PRESENTS, That

Evergreen Mountain Properties, LLC

hereinafter called grantor,

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

The Hunter Trust, Paul D. Hunter and Diane Fair Hunter, Trustees

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 17, Block 22, Klamath Falls Forest Estates, Highway 66 Unit,
Plat #1, according to the official plat thereof, on file in the
office of the County Clerk, 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 \$.6,365.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 9 day of July, 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.

Evergreen Mountain Properties, LLC

By: Robert W. Skellham

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by

This instrument was acknowledged before me on July 9, 1996,

by Robert W. Skellham

as Manager

of Evergreen Mountain Properties, LLC



My commission expires 10/10/99

Evergreen Mtn. Properties, LLC
P.O. Box 5241
Klamath Falls, OR 97601

Grantor's Name and Address

The Hunter Trust, Dated 3/4/93
734 So. Boulder Hwy, #6
Henderson, NV 89015

Grantee's Name and Address

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

THE HUNTER TRUST
734 SO. BOULDER HWY, #6
HENDERSON, NV 89015

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

Fletcher, Jimmie M. & Donna M.
2631 Crest St
Klamath Falls, OR 97603

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 12th day of July, 1996, at 10:54 o'clock AM, and recorded in book/reel/volume No. M96 on page 20689 or as fee/file/instrument/microfilm/reception No. 21234, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By: Kathleen Boral Deputy

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