

NA

21538

BARGAIN AND SALE DEED

Vol. m96 Page 21368

KNOW ALL MEN BY THESE PRESENTS, That

Charlene A. Skellham

, hereinafter called grantor,

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

William L. Kloepper and Judi R. Kloepper, 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 24 and Lot 28, Block 45, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, 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 \$16,000.00

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 ®, 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 16 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.

Charlene A. Skellham

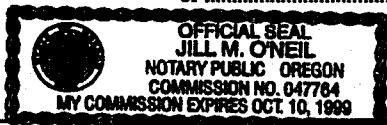
Charlene A. Skellham

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 16, 1996, by Charlene A. Skellham

This instrument was acknowledged before me on , 19 , by

as of



Jill M. O'Neil
Notary Public for Oregon

My commission expires

10/10/99

Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97601

Grantor's Name and Address

Kloepper, William L. & Judi R.
3611 Hwy 97 N, #58
Klamath Falls, OR 97601

Grantee's Name and Address

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

KLOEPPER, WILLIAM & JUDI
3611 HWY 97 N, #58
Klamath Falls, OR 97601

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

Kloepper, William L. & Judi R.
3611 Hwy 140 N, #58
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of July, 1996, at 3:10 o'clock P.M., and recorded in book/reel/volume No. M96 on page 21368 or as fee/file/instrument/microfilm/reception No. 21538, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By *Cheryl Russell* Deputy

Fee \$30.00

96 JUL 17 P3:10