

21894 mtc38709

BARGAIN AND SALE DEED

Vol. m96 Page 22200

KNOW ALL MEN BY THESE PRESENTS, That Kristi D. Waltz and Lawrence J. Gerhart and Sharon A. Gerhart, not as tenants in common but with rights of survivorship for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lawrence J. Gerhart and Sharon A. Gerhart, 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 3, Block 3, Tract 1007, WINCHESTER, 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 \$.....
 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). (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.

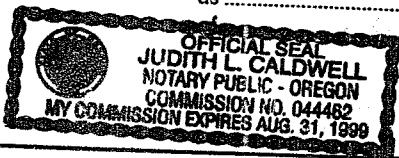
In Witness Whereof, the grantor has executed this instrument this day of July, 19..96 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

KRISTI D. WALTZ
 LAWRENCE J. GERHART
 SHARON A. GERHART

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 19..96, by Kristi D. Waltz and Lawrence J. Gerhart and Sharon A. Gerhart
 This instrument was acknowledged before me on July 19..96, by as



Judith L. Caldwell
 Notary Public for Oregon
 My commission expires 8-31-99

Kristi Waltz, Lawrence and Sharon Gerhart

Grantor's Name and Address

Lawrence J. Gerhart and Sharon Gerhart

Grantee's Name and Address

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
 2943 South Sixth Street
 Klamath Falls, Oregon 97603
 Lawrence GERhart

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of July, 1996, at 3:58 o'clock P.M., and recorded in book/reel/volume No. M96 on page 22200 or as fee/file/instrument/microfilm/reception No. 21894, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE

By Deputy

Fee \$30.00

26 JUL 23 P3:58