

MTC 1396

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lowell Fincher

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Elvin Howard Koozerhereinafter 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 4, First Addition To Nimrod River Park, 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 \$ -0-

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 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.

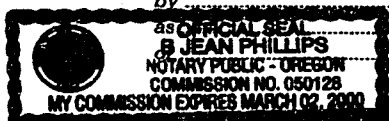
In Witness Whereof, the grantor has executed this instrument this 2nd day of August, 1996;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized to do so by order of its board of directors.

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.

x Lowell Fincher

Lowell Fincher

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on August 2, 1996  
by Lowell Fincher.This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

B. J. Phillips  
Notary Public for Oregon  
My commission expires 3-2-2000

Lowell Fincher

Grantor's Name and Address

Elvin Howard Koozer

Grantee's Name and Address

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

Elvin Howard Koozer  
P. O. Box 133  
Sprague River, Oregon 97639

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

Elvin Howard Koozer  
P. O. Box 133  
Sprague River, OR 97639

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
2nd day of August, 1996,  
at 11:56 o'clock A.M., and recorded  
in book/reel/volume No. M96 on  
page 23645 or as fee/file/instru-  
ment/microfilm/reception No. 22562,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl L. Phillips Deputy