

22601

BARGAIN AND SALE DEED

Vol. m96 Page 23726

KNOW ALL MEN BY THESE PRESENTS, That Candice J. Ohlsen, Successor Trustee of the Bob D. Dirachl 1994 Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Candice J. Ohlsen, 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:

**Parcel 1:** All that part of Lot 3, Section 18, Township 38 S., R. 9 E.W.M., described as follows: Beginning at the quarter section corner above mentioned; thence South along the section line 173.62 feet, more or less, to intersect with a line parallel with the center line of the railroad and distant 100 feet at right angles therefrom; thence Southeasterly and parallel with said center line 203.05 feet; thence North 245.47 feet, more or less, to the center line running through Section 18 aforesaid; thence West along said line 190 feet to the place of beginning, being located in Klamath County, Oregon.

**Parcel 2:** Lots 19 and 20, Block 9, HILLSIDE ADDITION to the City of Klamath Falls, 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 \$ NONE.

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 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 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.

Candice J. Ohlsen  
Candice J. Ohlsen, Successor Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 2, 1996, by Candice J. Ohlsen, Successor Trustee

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_



OFFICIAL SEAL  
TRUDIE DURANT  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 027875  
MY COMMISSION EXPIRES SEP. 30, 1997

Trudie Durant  
Notary Public for Oregon

My commission expires \_\_\_\_\_

Candice J. Ohlsen, Trustee

Grantor's Name and Address

Candice J. Ohlsen

Grantee's Name and Address

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

Candice J. Ohlsen

8751 S.W. 194th Pl

Beaverton, Or 97007

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

Candice J. Ohlsen

8751 S.W. 194th Pl

Beaverton, Or 97007

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 5th day of August, 1996 at 10:59 o'clock AM, and recorded in book/reel/volume No. M96 on page 23726 or as fee/file/instrument/microfilm/reception No. 22601, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By [Signature] Deputy