

NA 23787

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Laura Lee Western

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert W. Western, 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:

The Southerly 104.4 feet of Tract 42 of FAIR ACRES SUBDIVISION No.1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 5 feet of said tract Conveyed to Klamath County for road purposes.

or otherwise known as 1403 Kane Street, 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 \$

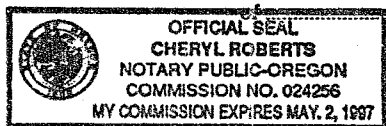
Ⓞ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓞ (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

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 15 day of November, 1995; 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.

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on Nov. 15, 1995,
by Laura Lee Western
This instrument was acknowledged before me on Nov. 15, 1995,
by Laura Lee Western
as



Cheryl Roberts
Notary Public for Oregon
My commission expires May 2, 1997

Laura Lee Western
12585 E. Gettysburg
Sanger, California 93657
Grantor's Name and Address
Robert W. Western
1403 Kane St.
Klamath Falls, Oregon 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Robert W. Western
1403 Kane St.
Klamath Falls, Oregon 97601
Until requested otherwise send all return payments to (Name, Address, Zip):
Robert W. Western
1403 Kane St.
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDING USE

Fee \$30.00

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 26th day of August, 1996, at 11:17 o'clock AM., and recorded in book/reel/volume No. M96 on page 26298 or as fee/file/instrument/microfilm/reception No. 23787, Record of Deeds of said County.
Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk
NAME TITLE
By Cheryl Roberts Deputy

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