

23801

MTC3A122KR

BARGAIN AND SALE DEED

Vol. 1996 Page 26323

KNOW ALL MEN BY THESE PRESENTS, That SOUTHERN PACIFIC THRIFT AND LOAN

ASSOCIATION, a California corporation

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

GORDON L. WOLFE

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 4, Block 1, MOYINA MANOR, 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 \$ 80,000.00 paid by an attorney for defendant to an IRS 1031 tax exchange

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 20th 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 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.

By: Joe Vasquez, REO Manager
Assistant Vice-President

By: Greg Kelsey/Vice President

STATE OF CALIFORNIA, County of Los Angeles) ss.

This instrument was acknowledged before me on _____, 19____,

by Joe Vasquez and Greg Kelsey, 1996,
as Assistant Vice-President/REO Manager / Vice President
of Southern Pacific Thrift and Loan Association

/see attached/

My commission expires _____ Notary Public for Oregon California

SOUTHERN PACIFIC THRIFT AND LOAN ASSOCIATION
12300 Wilshire Blvd. - 2nd Floor
Los Angeles, CA 90025

Grantor's Name and Address

GORDON L. WOLFE
11871 Hwy 66
Ashland, OR 97520

Grantee's Name and Address

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

Gordon L. Wolfe
11871 Hwy 66
Ashland, OR 97520

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

Gordon L. Wolfe
11871 Hwy 66
Ashland, OR 97520

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

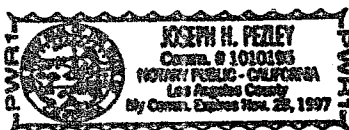
NAME _____ TITLE _____
By _____ Deputy

State of California
County of Los Angeles

On Aug 20, 1996 before me, Joseph H. Perley, Notary Public
(DATE) (NAME/TITLE OF OFFICER-I.e., "JANE DOE, NOTARY PUBLIC")
personally appeared Greg Kelsey, Joe Vasquez
(NAME(S) OF SIGNER(S))

☒ personally known to me -OR- ☐

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

(SEAL)

Joseph H. Perley
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is **OPTIONAL**. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

Bargain & Sale Deed

Number of Pages

1

Date of Document

8-20-96

Signer(s) Other Than Named Above

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☒ CORPORATE

OFFICER(S) Asst. U.P. & V.P.
(TITLE)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day
of August A.D., 19 96 at 11:41 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 26323.

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]