

24665

Vol. 196 Page 28367

BARGAIN AND SALE DEED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ - 0 - .

Until a change is requested, all tax statements shall be sent to the following address:

Betty J. Kurtz
1280 N.E. Davis Court
Hillsboro, Oregon 97124

After recording, return to: Betty J. Kurtz
1280 N.E. Davis Court
Hillsboro, Oregon 97124

KNOW ALL MEN BY THESE PRESENTS, That STANLEY F. MacDONALD, MARILYN MacDONALD and JOSEPH SEVERSON, hereinafter called Grantors, for the consideration hereinabove stated, do hereby GRANT, BARGAIN, SELL and CONVEY unto BETTY JEAN KURTZ, (also known as BETTY J. KURTZ), 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 in Block 7 of Tract 1076, THIRD ADDITION to Antelope Meadows, according to the official Plat thereof on file in the office of the Clerk of Klamath County, Oregon.

It is the intention of the Grantee and the Grantors that the interest of the Grantee being conveyed herein not merge with the Real Estate Contract interest of the Grantee in the above-described real property.

THIS IS AN ABSOLUTE CONVEYANCE, in fact as well as in form, and is given and accepted in cancellation and termination of that certain Real Estate Contract dated May 16, 1995, recorded on June 1, 1995, Microfilm Volume M95, Page 14476, Records for Klamath County, Oregon. By the execution, delivery and acceptance of this conveyance, said Real Estate Contract is cancelled and terminated. In executing this conveyance, the Grantors declare that they are not insolvent, and that this instrument does not constitute a preference of creditors, and that all sums paid pursuant to the terms of said Real Estate Contract are forfeited to the Grantee as liquidated damages for the Grantors' failure to comply with the terms of said Real Estate Contract.

TO HAVE and TO HOLD the same unto the said Grantee, and Grantee's heirs, successors and assigns forever.

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

28308

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.

IN WITNESS WHEREOF, the Grantors have executed this
instrument this 26 day of August, 1996.

Stanley F. MacDonald
Stanley F. MacDonald

Marilyn M. MacDonald
Marilyn MacDonald

Joseph Severson
Joseph Severson

STATE OF OREGON)
) ss.:
County of Deschutes)

This instrument was acknowledged before me on August 26,
1996, by STANLEY F. MacDONALD, MARILYN MacDONALD and JOSEPH
SEVERSON.



Martha E Hendry
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sherman, Sherman & Murch Lawyers the 10th day
of Sept. A.D., 1996 at 10:33 o'clock A.M., and duly recorded in Vol. M96,
of Deeds on Page 28307

FEE \$35.00

Bernetha G. Letsch

County Clerk

By Christy Russell