

NA

24850

BARGAIN AND SALE DEED

Vol. m96 Page 28675

KNOW ALL MEN BY THESE PRESENTS, That Judith L. Sexton

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David P. Sexton and
Joanna Sexton, husband and wife, with full rights of survivorship
hereinafter called grantees, 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 1 & 2 BLOCK 9 STEWART 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 \$ other than money

① However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). ② (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 7th 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. JUDITH L. SEXTON
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,) ss.

This instrument was acknowledged before me on August 8, 1996,

by Judy L. Sexton (Judith L. Sexton)

This instrument was acknowledged before me on , 19 ,

by



Lurissa A. Hutcherson
Notary Public for Oregon
My commission expires 03-15-98

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
12th day of September, 1996,
at 11:06 o'clock A.M., and recorded
in book/reel/volume No. M96 on
page 28675 or as fee/file/instru-
ment/microfilm/reception No. 24850,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By [Signature] Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

Grantor's Name and Address

Grantee's Name and Address

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

David P. & Joanna Sexton
5310 Old Midland Rd.
Klamath Falls, OR 97603

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

SAME AS ABOVE