

24988

BARGAIN AND SALE DEED

Vol. M96 Page 28973

KNOW ALL MEN BY THESE PRESENTS, That

Glenn E. Jones and Gertrude G. Boyd

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Willard H. Jones

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:

See attached "Exhibit A"

Cancellation of Real Estate Contract recorded on 7-18-95 in
Vol M95 at page 18543 film records for 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 \$ 1.00

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 12 day of September, 19 96;
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.

Glenn E. Jones

Gertrude G. Boyd

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 12, 19 96,
by Glenn E. Jones & Gertrude G. Boyd.

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

by _____,

as _____,

of _____



OFFICIAL SEAL
KIMBERLY A. REVES
NOTARY PUBLIC-OREGON
COMMISSION NO. 051915
MY COMMISSION EXPIRES MAY 25, 2000

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

Glenn E. Jones and Gertrude G. Boyd
P. O. Box 775
Keno, OR 97627

Grantor's Name and Address

Willard H. Jones
P. O. Box 386
Keno, OR 97627

Grantee's Name and Address

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

Willard H. Jones
P. O. Box 386
Keno, OR 97627

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

Willard H. Jones
P. O. Box 386
Keno, OR 97627

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

28974

EXHIBIT "A"

Lot 7, Block 21, FOURTH ADDITION TO KLAMATH RIVER ACRES OF OREGON, LTD., in the County of Klamath, State of Oregon.

TOGETHER WITH the interest in the well, pump and pumphouse, including access thereto, which said well, pump and pumphouse is located on Lot 4, Block 21, Fourth Addition to Klamath River Acres of Oregon, Ltd. and which interest runs with and for the benefit of Lots 3 and 7, Block 21, Fourth Addition to Klamath River Acres of Oregon, Ltd., Klamath County, Oregon, and which said rights and interest are set out in that quitclaim deed from Klamath River Acres of Oregon, Ltd. to Marjorie J. Rambo, dated September 1, 1983 recorded in Volume M-83 at Page 14873, Deed Records of Klamath County, Oregon, as disclosed by Quitclaim Deed recorded September 1, 1983 in Book M-83 at Page 14876 and Quitclaim Deed recorded September 1, 1983 in Book M-83 at Page 14877.

CODE 97 MAP 3907-26DO TL 5100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 13th day
of September A.D., 19 96 at 11:26 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 28973

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]