

25622

Vol. 796 Page 30277

'96 SEP 24 P3:27

After recording return to:
 Wynwood Pacific, Inc.
 P.O. Box 2236
 Tacoma, WA 98401
 Ref: 96-660

16-49702
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. COX and GLADYS COX, Co-Personal Representatives of the Estate of Maud Cox, Deceased, Probate Number 9603054CV, Circuit Court of the State of Oregon, for the County of Klamath, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WYNWOOD PACIFIC, INC., a Washington corporation, 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:

Lots 6 and 7 in Block 7 of Canal Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

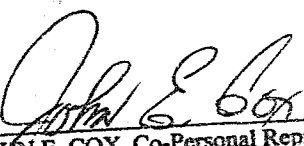
To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

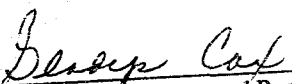
The true and actual consideration paid for this transfer, stated in terms of dollars is \$15,760.10.

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.

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.

DATED: 9-20-96


 JOHN E. COX, Co-Personal Representative of the
 Estate of Maud Cox, Deceased, Probate Number
 9603054CV, Circuit Court of the State of Oregon,
 for the County of Klamath


 GLADYS COX, Co-Personal Representative of the
 Estate of Maud Cox, Deceased, Probate Number
 9603054CV, Circuit Court of the State of Oregon,
 for the County of Klamath

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STATE OF OREGON

COUNTY OF

Klamath

) ss.

On SEPT 30, 1996, before me, Kay Heath, personally appeared JOHN E. COX, Co-Personal Representative of the Estate of Maud Cox, Deceased, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.

Kay Heath
NOTARY PUBLIC

My commission expires: 5-20-98



STATE OF OREGON

COUNTY OF

Klamath

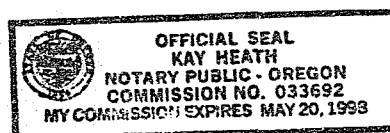
) ss.

On SEPT 30, 1996, before me, KAY HEATH, personally appeared GLADYS COX, Co-Personal Representative of the Estate of Maud Cox, Deceased, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.

Kay Heath
NOTARY PUBLIC

My commission expires: 5-20-98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day of Sept. A.D., 1996 at 3:27 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 30277

Bernetha G. Letsch County Clerk

By

Kathleen Ross

FEE \$35.00