

NA **26774** BARGAIN AND SALE DEED Vol. M96 Page 32598

KNOW ALL MEN BY THESE PRESENTS, That East Cascade Prop., Inc.

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Stanley Dale Peters and Linda Lea Peters, husband and wife, 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:

Parcel 1 of Land Partition 19-96 in lots 10, 11, & 12, Block 2 of plat of Beverly Heights, situated in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, of section 34 T36S, R9E, WM, Klamath Co. Oregon

Grantor hereby grants its $\frac{1}{2}$ interest in said parcel.

(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 \$12,000.00

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 14th day of October, 1996; 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.

East Cascade Prop., Inc.
Duane W. Smith
President

STATE OF OREGON, County of Klamath) ss.

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

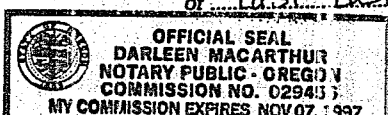
by _____

This instrument was acknowledged before me on October 14, 1996,

by Duane W. Smith

as President

of East Cascade Properties, Inc.



Darleen MacArthur
Notary Public for Oregon

My commission expires 11-7-97

East Cascade Prop., Inc.
P.O. Box 214
Klamath Falls, OR 97601
Grantor's Name and Address
Stanley Peters
4421 Lombard
Klamath Falls, OR 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Stanley Peters
4421 Lombard
Klamath Falls, OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of October, 1996, at 11:52 o'clock A.M., and recorded in book/reel/volume No. M96 on page 32598 or as fee/file/instrument/microfilm/reception No. 26774, Record of Deeds of said County.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Kathleen L. Loran Deputy

Fee: \$30.00

96 OCT 15 AM 11:52