

NA

26833

BARGAIN AND SALE DEED

Vol. 1796 Page 32722

KNOW ALL MEN BY THESE PRESENTS, That Ethel Wagner

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ethel Wagner and Mavis Bungesser, Tom Wagner and Jim Wagner, with rights of survivorship, 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 County, State of Oregon, described as follows, to-wit:

LOTS 24 and 25 in Block 25 Industrial Addition to City of Klamath Falls, according to the official plat thereof on file in the office of the county clerk of Klamath Falls, Oregon.

96 OCT 15 P 3:48

(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 \$0.00 + Affection

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.)

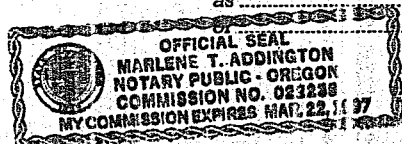
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 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 DERIVED IN ORS 30.930.

Ethel Wagner

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on OCTOBER 14, 1996,  
by ETHEL WAGNER  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_



Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-22-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip)
<u>Ethel Wagner</u> <u>2226 - West 1st</u> <u>Klamath Falls, Oregon</u>
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 3:48 o'clock P.M., and recorded in book/reel/volume No. M96 on page 32722 or as fee/title/instrument/microfilm/reception No. 26833, Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By Kathleen Rusa Deputy

Fee: \$30.00

CA 30 20