

NA

26865

BARGAIN AND SALE DEED

Vol. 1746 Page 32802



KNOW ALL MEN BY THESE PRESENTS, That

Alvin W. Nelson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alvin W. Nelson, Beverly A. Baker, Dennis R. Nelson, and Robert D. Nelson, not as tenants in common, *** hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: ***but with rights of survivorship.

North One Half of Lot 25, Fair Acres Subdivision #1, according to the official plat thereof on file in the office of the County Clerk, 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

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16 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.

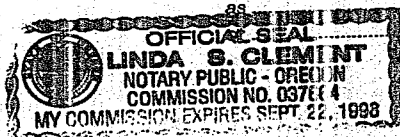
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Alvin W. Nelson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 16, 1996, by Alvin W. Nelson

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



Notary Public for Oregon

My commission expires _____

Alvin W. Nelson

Grantor's Name and Address

Alvin W. Nelson, et al

Grantee's Name and Address

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

Alvin W. Nelson

1106 Kane St.

Klamath Falls, Oregon 97603

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

Alvin W. Nelson

1106 Kane St.

Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of October, 1996, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M96 on page 32802 or as fee/file/instrument/microfilm/reception No. 26865, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Keddum R. Deputy

Fee: \$30.00
1.00 c.c.

30-2
1 cent copy