

NA

27187

BARGAIN AND SALE DEED

Vol. 796 Page 33502

KNOW ALL MEN BY THESE PRESENTS, That PENNY GUYER, TRUSTEE OF THE TRUST ESTABLISHED UNDER ARTICLE 6, SECTION 1, PARAGRAPH A OF THE WILL OF VICKIE HOWIE/CORNWALL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EMILY CORNWALL, 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:

An undivided 1/6th interest in and to the following described real property:  
SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 18th day of September, 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.

TRUST ESTABLISHED UNDER ARTICLE 6, SECTION 1, PARAGRAPH A OF THE WILL OF VICKIE HOWIE CORNWALL

by: Penny Guyer, Trustee  
PENNY GUYER, Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on September Oct. 18, 1996, by PENNY GUYER as TRUSTEE

of THE TRUST ESTABLISHED UNDER ARTICLE 6, SECTION 1, PARAGRAPH A OF THE WILL OF VICKIE HOWIE CORNWALL



JANET N. FRIESEN

NOTARY PUBLIC-OREGON

COMMISSION NO. 042632

MY COMMISSION EXPIRES MAY 13, 1999

Notary Public for Oregon  
My commission expires 5-13-99

PENNY GUYER, TRUSTEE  
17840 NW ELK MEADOW LANE  
PORTLAND, OR 97229

Grantor's Name and Address

EMILY CORNWALL & AMANDA CORNWALL  
5 BRAEMORE RD. #11  
BRIGHTON, MA 02146

Grantee's Name and Address

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

EMILY CORNWALL & AMANDA CORNWALL  
5 BRAEMORE RD. #11  
BRIGHTON, MA 02146

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

EMILY CORNWALL & AMANDA CORNWALL  
5 BRAEMORE RD. #11  
BRIGHTON, MA 02146

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

EXHIBIT "A"  
LEGAL DESCRIPTION

Part of Lots 1 and 2, Block 49, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Westerly line of Fourth Street at the intersection thereof and Northerly line of alley through said Block 49; thence Northwesterly along Fourth Street 50 feet; thence Southwesterly and parallel with alley 62 feet; thence Southeasterly and parallel with Fourth Street 50 feet to the Northerly line of alley; thence Northeasterly along line of alley 62 feet to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day  
of Oct. A.D., 19 96 at 3:56 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 33502  
Bernetha G. Letsch County Clerk  
By Kathleen Ross

FEE \$35.00