

NA

27188

MTG 39159 KR

BARGAIN AND SALE DEED

Vol. 196

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KNOW ALL MEN BY THESE PRESENTS, That
EMILY CORNWALL

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

PENNY LYNN GUYER and BECKY JANE HOWIE

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 consideration (indicate which). (The sentence between the symbols ①, 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 25th 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.

Emily C. Cornwall
EMILY CORNWALL

9/25/96

MASSACHUSETTS
STATE OF ~~MASSACHUSETTS~~ County of Suffolk) ss.

This instrument was acknowledged before me on September 25, 1996,
by EMILY CORNWALL

This instrument was acknowledged before me on Sept. 25, 1996,
by Emily Cornwall

as
of

DEBORAH A. GRIFFIN
Notary Public

Deborah A. Griffin

Notary Public for ~~MASSACHUSETTS~~

My Commission Expires February 7, 2003 commission expires Feb. 2, 2003 Massachusetts

EMILY CORNWALL

5 BRAEMORE RD #11

BRIGHTON MA 02146

Grantor's Name and Address

PENNY LYNN GUYER & BECKY JANE HOWIE

17840 NW ELK MEADOW LANE

PORTLAND OR 97229

Grantee's Name and Address

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

PENNY LYNN GUYER & BECKY JANE HOWIE

17840 NW ELK MEADOW LANE

PORTLAND OR 97229

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

PENNY LYNN GUYER & BECKY JANE HOWIE

17840 NW ELK MEADOW LANE

PORTLAND OR 97229

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Suffolk) ss.

I certify that the within instrument was received for record on the 25 day of Sept, 1996, at 12:15 o'clock A.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 33504.

FEE \$35.00

Bernetha G. Letsch

County Clerk

By

Kathleen Rosa