

28159

BARGAIN AND SALE DEED

Vol. M96 Page 35515

KNOW ALL MEN BY THESE PRESENTS, That the City of Klamath Falls, an Oregon municipal corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Fred Fahner, 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 2 of the Land Partition Map 42-95 on file in the Klamath County Clerk's Office.

96 NOV 12 P2:22

(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 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 12th day of March, 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.

James R. Keller

STATE OF OREGON, County of _____ ss.

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

by _____

This instrument was acknowledged before me on March 12, 1996,

by James R. Keller

as City Manager

of the City of Klamath Falls, an Oregon municipal corporation



Traci R. Brace

Notary Public for Oregon

My commission expires 03-13-97

City of Klamath Falls P. O. Box 237 Klamath Falls, OR 97601 <small>Grantor's Name and Address</small>
Fred Fahner 2658 Fairway Drive Klamath Falls, OR 97601 <small>Grantee's Name and Address</small>
After recording return to (Name, Address, Zip): Fred Fahner 2658 Fairway Drive Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip): Fred Fahner 2658 Fairway Drive Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of November, 1996, at 2:22 o'clock P.M., and recorded in book/reel/volume No. M96 on page 35515 or as fee/file/instrument/microfilm/reception No. 28159, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose Deputy

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