

28669

BARGAIN AND SALE DEED

Vol. M96 Page 36579KNOW ALL MEN BY THESE PRESENTS, That Rosie Bornslaterhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Monroe Cabine and Betty J. Cabine, husband and wifehereinafter 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:

Lot 11 in Block 35, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

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 \$ 1,000.00.  
 (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 25 day of Oct, 19 96; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

STATE OF Arkansas  
 County of Jefferson } ss.Rosie Bornslater  
 Rosie BornslaterBE IT REMEMBERED, That on this 25 day of Oct, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Rosie Bornslaterknown to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Drene Graham  
 Notary Public  
 My Commission expires Jan. 9, 2002

<u>Rosie Bornslater</u>
<u>3502 W 14th</u>
<u>Pine Bluff, AR 71603</u>
Grantor's Name and Address
<u>Monroe Cabine</u>
<u>2325 Falcon Drive</u>
<u>West Linn, OR 97068</u>
Grantee's Name and Address
After recording return to: B
<u>Monroe Cabine</u>
<u>2325 Falcon Drive</u>
<u>West Linn, OR 97068</u>
Name, Address, Zip
Until a change is requested all tax statements shall be sent to the following address.
<u>Monroe Cabine</u>
<u>2325 Falcon Drive</u>
<u>West Linn, OR 97068</u>
Name, Address, Zip

Space Reserved  
 For  
 Recorder's Use

Fee: \$30.00

 STATE OF OREGON,  
 County of Klamath } ss.  
 I certify that the within instrument was received for record on the 20th day of November, 1996, at 2:55 o'clock P.M., and recorded in book/reel/volume No. M96 on page 36579 or as fee/file/instrument/microfilm/reception No. 28669 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
 Name TitleBy Kathleen Rose Deputy