

NA

29747

BARGAIN AND SALE DEED

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38493

KNOW ALL MEN BY THESE PRESENTS, That CORNELIUS J. FITZGERALD, III and SALLY A. FITZGERALD, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FTZ CO., an Oregon Partnership, taking title as a partnership, 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:

The real property described in that certain Warranty Deed recorded in Vol. M-77, page 22867 Official Records of Klamath County, Oregon, to which reference is hereby made and thereby incorporated herein as though fully set forth herein.

* CONVEYANCE TO CONFIRM TITLE IN GRANTEE

(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 \$.....*

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE SPECIFICALLY STATED TO THE CONTRARY. (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 30th day of November, 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.

Cornelius J. Fitzgerald III
Sally A. Fitzgerald

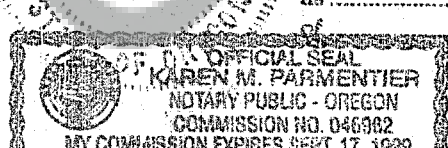
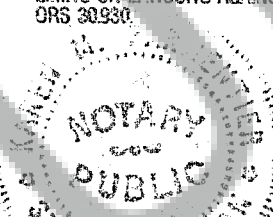
STATE OF OREGON, County of Lake ss.

This instrument was acknowledged before me on 11-30, 1996,

by CORNELIUS J. FITZGERALD, III and SALLY A. FITZGERALD

This instrument was acknowledged before me on 11-30, 1996,

by
as



Karen M. Parmentier
Notary Public for Oregon
My commission expires 9-17-99

CORNELIUS J. FITZGERALD, III and
SALLY A. FITZGERALD

Grantor's Name and Address

FTZ CO., an Oregon Partnership

Drawer 430

Lakeview, Oregon 97630

Grantor's Name and Address

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

FTZ CO., an Oregon Partnership

Drawer 430

Lakeview, Ore. 97630

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 10th day of December, 1996, at 2:52 o'clock P.M., and recorded in book/reel/volume No. M96 on page 238493 or as fee/file/instrument/microfilm/reception No. 29747, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Reed Deputy

Fee: \$30.00