

NA

30079

MTG 1396-807

BARGAIN AND SALE DEED

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1796

Part 3

39174

KNOW ALL MEN BY THESE PRESENTS, That ROTH B. GRATZER

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAVERN A. GRATZER

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 43 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (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 17 day of December, 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.

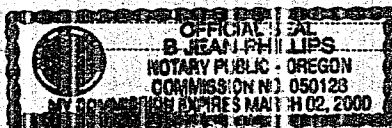
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON SQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.

Ruth B. Gratzner

STATE OF OREGON, County of CLATSOP) ss.

This instrument was acknowledged before me on December 17, 1996,
by Ruth B. Gratz

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



Ruth B. Gratzner

Notary Public for Oregon

My commission expires

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of December, 1996, at 3:09 o'clock P.M., and recorded in book/reel/volume No. M96 on page 39174 or as fee/file/instrument/microfilm/reception No. 30079, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME Kathleen Rice TITLE Deputy
By Kathleen Rice

Grantor's Name and Address

Grantee's Name and Address

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

same as below

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

Lavern A. Gratzner

317 North 10th

Klamath Falls, Oregon

9750

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00