

NA

BARGAIN AND SALE DEED

Vol. 196 Page 40022

30450

KNOW ALL MEN BY THESE PRESENTS, That Carl B. Thornton

, hereinafter called grantor,

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

The Ervin J. and E. Deane Thornton Living Trust

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:

Lots 1 and 2 in Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING therefrom an Easement for ingress and egress purposes over the following: The Southerly 30 feet of the W1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian.

(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 \$16,548.93.

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 @, 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 27 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 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.

Carl B. Thornton

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 27, 1996

by Carl B. Thornton

This instrument was acknowledged before me on , 19

by

as



Dayna L. Sisemore

Notary Public for Oregon

My commission expires 11-23-97

Carl B. Thornton  
4212 Homedale Rd.  
Klamath Falls, OR 97603

Grantor's Name and Address

Ervin &amp; Deane Thornton

Grantor's Name and Address

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

Ervin & Deane Thornton  
4360 Homedale Rd.  
Klamath Falls, OR 97603

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

Ervin & Deane Thornton  
4360 Homedale Rd.  
Klamath Falls, OR 97603

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 27th day of December, 1996, at 9:37 o'clock A.M., and recorded in book/reel/volume No. 196 on page 40022 or as fee/file/instrument/microfilm/reception No. 30450, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

cb  
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