

NA

30627

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BARGAIN AND SALE DEED

Vol. M96 Page 40397

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA R. HOLMAN, TRUSTEE OF THE PATRICIA R. HOLMAN TRUST U.T.A.D. October 9, 1990, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HENRY T. HOLMAN TRUST U.T.A.D. TRUSTEES OF THE 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:

Lot 16 in Block 10 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said Lot 16, by Order of Vacation recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded July 1, 1993 in Volume M93, page 15723, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Beneficiary which the above named Grantee hereby agrees to assume and pay in full.

(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 \$47,500.00

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 26 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.

THE PATRICIA R. HOLMAN TRUST U.T.A.D. 10/9/90

by: Patricia R. Holman
PATRICIA R. HOLMAN, Trustee

STATE OF OREGON, County of Klamath

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

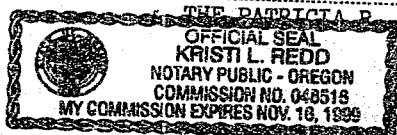
by _____, 19____,

This instrument was acknowledged before me on December 26, 1996,

by PATRICIA R. HOLMAN

as TRUSTEES

THE PATRICIA R. HOLMAN TRUST U.T.A.D. 10/9/90



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

THE PATRICIA R. HOLMAN TRUST

Grantor's Name and Address

TRUSTEES OF THE HENDRY T. HOLMAN TRUST
2461 HAWKINS STREET
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
TRUSTEES OF THE HENRY T. HOLMAN TRUST
2461 HAWKINS STREET
KLAMATH FALLS OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
TRUSTEES OF THE HENRY T. HOLMAN TRUST
2461 HAWKINS STREET
KLAMATH FALLS OR 97601

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 31st day of December, 1996, at 11:21 o'clock A.M., and recorded in book/reel/volume No. M96 on page 40397 or as fee/file/instrument/microfilm/reception No. 30627, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Swan Deputy

Fee: \$30.00

30
DEC 31 AM 12:11