

30973

BARGAIN AND SALE DEED

Vol. 1991 Page 422

KNOW ALL MEN BY THESE PRESENTS, That Jenny A Maddox & Ramona F Maddox

husband & wife

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Andrew M Maddox & Marla D Maddox, husband & wife

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 4 in Block 6 of Lakeside 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.

Tax Account No. 3809-32 CB-7000

(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 \$ 15,500.00

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 30 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.

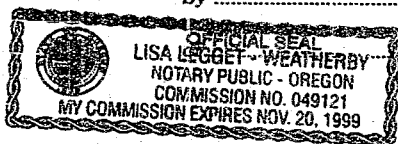
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Jerry A Maddox  
Ramona F Maddox

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 7, 1997, by Jerry A. Maddox and Ramona F. Maddox

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_



Lisa Leggett-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

Jenny A & Ramona F Maddox  
1420 Pacific Terrace  
Klamath Falls, OR 97601

Grantor's Name and Address

Andrew M & Marla D Maddox  
132 S. Carroll  
Klamath Falls, OR 97601

Grantee's Name and Address

Mountain Title Company  
222 South Sixth St  
Klamath Falls OR 97601

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

Andrew M & Marla D Maddox  
132 S. Carroll  
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 7th day of January, 1997, at 3:19 o'clock P.M., and recorded in book/reel/volume No. M97 on page 472 or as fee/file/instrument/microfilm/reception No. 30973, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernatha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Ross Deputy

Fee: \$30.00

Filed 1-7-97