

NE

31042

97 JAN -9 10:37 Vol. 1997 Page 582

Patricia A. Bergstrom

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 9th day of January, 1997, at 10:37 o'clock A.M., and recorded in book/reel/volume No. M97 on page 582 and/or as fee/file/instrument/microfilm/reception No. 31042 - , Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Liss, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K-50160

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Patricia A. Bergstrom

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nonie G. Pugh and Ann D. Dingler, as tenants in common 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

All my right, title and interest in and to the following:

PARCEL 1: Tract 4 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SAVING AND EXCEPTING that portion deeded to the United States of America by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon.

PARCEL 2: That certain portion of Lot 5 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 4 in Subdivision 400 (according to the duly recorded plat thereof) thence South along the East line of Lot 5 of said subdivision a distance of 143 feet; thence West a distance of 825 feet (925 feet by deed), more or less, to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northeasterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Lot 5 of said subdivision; thence East along the North line of said Lot 5 a distance of 935 feet to the place of beginning, SAVE AND EXCEPTING that portion recorded in Volume 105 on page 607, records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of January, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

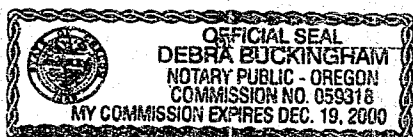
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Patricia A. Bergstrom

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 8, 1997, by Patricia A. Bergstrom

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



Debra Buckingham
Notary Public for Oregon

My commission expires 12-19-2000