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31126

Taylor Raine Cologne

P.O. Box 1443

Klamath Falls OR 97601

Grantor's Name and Address

Cay W. Gavin and Jo M. Gavin

2495B Rocky Point Rd.

Klamath Falls OR 97601

Grantee's Name and Address

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

Cay W. Gavin

2495B Rocky Point Rd.

Klamath Falls OR 97601

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

Cay W. Gavin and Jo M. Gavin

2495B Rocky Point Rd.

Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

Vol 1997 Page

732

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 10th day of January, 1997, at 11:47 o'clock A.M., and recorded in book/reel/volume No. M97 on page 732 and/or as fee/file/instrument/microfilm/reception No. 31116, Records of said County. DEEDS

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME

TITLE

By Suzette Treitz, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Taylor Raine Cologne

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Cay W. Gavin and Jo M. Gavin, with rights of survivorship 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:

- Parcel 1: Lots 32 and 33, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
- Parcel 2: Lot 1, Tract A, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
- Parcel 3: That certain parcel of real property situated in the N 1/2 SW 1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 34, Original Plat of Frontier Tracts; thence North along the Westerly line of Lots 34 and 33, Original Plat of Frontier Tracts, a distance of 127 feet to the intersection of the West line of Lot 33, Original Plat of Frontier Tracts, and the South line of Lot 1, Tract "A", Frontier Tracts; thence West along the South line of Lot 1, 100 feet more or less, to the Southwest corner of said Lot 1; thence South and parallel with the West line of said Lot 34, Original Plat of Frontier Tracts, to the Northerly bank of Pitt Creek; thence Easterly along the Northerly bank of Pitt Creek to the point of beginning.

(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 \$ 6000.00. 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 Φ , 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 10th 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Jan 10, 1997,

by Taylor Raine Cologne

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

by _____,

as _____,

of _____,



OFFICIAL SEAL
CAROL A. MCCULLOUGH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029459
MY COMMISSION EXPIRES NOV 11, 1997

Notary Public for Oregon

My commission expires

Nov. 11, 1997