

AFTER RECORDING RETURN TO:
LUCAS & ASSOCIATES
P.O. Box 519
Rainier, OR 97048

SEND TAX STMTS. TO:
Barbara Hickman
50674 Chestnut Ave
Scappoose, OR 97056

BARGAIN AND SALE DEED

EMMET BALCH, Grantor, for the consideration hereinafter stated, does hereby convey unto BARBARA HICKMAN, Grantee, the following described real property:

Tract 1 and the following described portion of Tract 2, of IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; to the point of beginning, all in IMPERIAL ACRES.

EXCEPTING rights of the public in roads and highways, easements and restrictions of record, subject to Real Estate Contract executed by Certified Mortgage Co., an Oregon Corporation, seller, and Robert G. McNeal and Sandra J. McNeal, husband and wife, buyer, dated September 18, 1985, recorded September 19, 1985 in Volume M85, of Deeds, page 15293 and November 12, 1985, in Volume M85 of Deeds, page 18277, Klamath County, Oregon.

The true and actual consideration for this conveyance is love and affection.

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.

Witness Grantor's hand this 5th day of November, 1996.

Emmet Balch
GRANTOR

STATE OF OREGON)

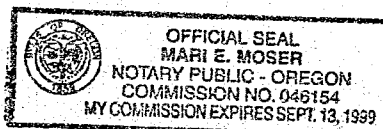
County of Columbia)

ss.

November 5, 1996.

Personally appeared before me the above named GRANTOR(S) and acknowledged the foregoing instrument to be his voluntary act and deed.

Mari E Moser
Notary Public



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SEND TAX RETURN TO:
Barbara H. H. H.

RETURN RECORDING RETURN TO:
Barbara H. H. H.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Lucas & Assoc the 13th day
of January A.D. 19 97 at 2:12 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 977

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Synette Peirley

and the following described portion of Tract 1,
in the original survey, according to the official plat spread
on file in the office of the County Clerk of Klamath
County, Oregon.

Beginning at a corner common to Tract 1 and 2 on the
easterly boundary of the secondary highway; thence in a
westerly direction 11 feet; thence in a westerly
direction 118 feet to a point on the line between Tract 1
and 2; thence westerly along the line between Tract 1
and 2 to the point of beginning, all in Imperial Acres.

with said lands of the public in roads and highways, easements and
rights of record, subject to said Public Contract entered by
said Lucas & Assoc., an Oregon Corporation, seller, and Robert
J. Lucas, husband and wife, buyers, dated
September 10, 1995, recorded September 19, 1995 in Volume M88, of
Deeds, Klamath County, Oregon, and November 13, 1995 in Volume M89 of Deeds,
Klamath County, Oregon.

and the actual consideration for this conveyance is love
and affection.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED
HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PURCHASER SHOULD FIRST TO THE PROPERTY SHOULD CHECK WITH THE
LOCAL CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
ZONING AND BUILDING AND OTHER REGULATIONS AGAINST VIOLATION OF
LOCAL ORDINANCES AS DEFINED IN ORS 90.930.

Witness my hand and the seal of said County, this 13th day of January, 1997.

Bernetha G. Letsch
COUNTY CLERK

STATE OF OREGON)
County of Klamath) ss.
I, Bernetha G. Letsch, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the office of the County Clerk of said County.

Witness my hand and the seal of said County, this 13th day of January, 1997.

