

NA

31672

BARGAIN AND SALE DEED

Vol. 1797 Page 1927

KNOW ALL MEN BY THESE PRESENTS, That COTTAGE AVENUE TRUST, TRUST NO. 5462, J.M. BREITBARTH, TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED 3/27/96, KNOWN AS THE COTTAGE AVE. TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JENNIFER L. GIDEN

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 63, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2AD TAX LOT 2400

(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 \$63,000.00.

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 22nd day of January, 1997.

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 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.

COTTAGE AVENUE TRUST, TRUST NO. 5462,  
J.M. BREITBARTH, TRUSTEE T/A/D 3/27/96

J. M. BREITBARTH, TRUSTEE

STATE OF OREGON, County of KLAMATH ) ss.

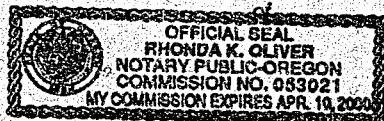
This instrument was acknowledged before me on JANUARY 21, 1997,

by J.M. Breithbarth

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

by \_\_\_\_\_

as \_\_\_\_\_



My commission expires April 10, 2000

COTTAGE AVENUE TRUST

J.M. BREITBARTH, TRUSTEE

Grantor's Name and Address

JENNIFER L. GIDEN

Grantee's Name and Address

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

JENNIFER L. GIDEN

5462 Cottage Ave.

Klamath Falls, OR 97603

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

SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of January, 1997, at 2:55 o'clock P.M., and recorded in book/reel/volume No. M97 on page 1927 or as fee/title/instrument/microfilm/reception No. 31672, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy

97 JAN 22 P2:55

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