

NA

32374

BARGAIN AND SALE DEED

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3481



KNOW ALL MEN BY THESE PRESENTS, That

TEMUJIN K. F. MAH

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TEMUJIN K.F. MAH, STEVE LAI F. MAH and HARRY GEE, each as to an undivided 1/3rd interest, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 17 in Block 309 of DARROW 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.

SUBJECT TO:

Trust Deed dated July 7, 1978 and recorded July 7, 1978 in Volume M78, page 14597, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Beneficiary.

(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 \$1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th 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 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.

TEMUJIN K.F. MAH

STATE OF OREGON, County of Klamath ss.

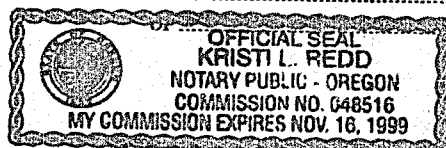
This instrument was acknowledged before me on January 14, 1997,

by TEMUJIN K.F. MAH

This instrument was acknowledged before me on January 14, 1997,

by

as



My commission expires 11/16/99

Notary Public for Oregon

TEMUJIN K.F. MAH

2007 DAWN DR

KLAMATH FALLS OR 97603

Grantor's Name and Address

TEMUJIN K.F. MAH et al

2007 DAWN DR

KLAMATH FALLS OR 97603

Grantee's Name and Address

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

TEMUJIN K.F. MAH et al

2007 DAWN DR

KLAMATH FALLS OR 97603

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

TEMUJIN K.F. MAH et al

2007 DAWN DR

KLAMATH FALLS OR 97603

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 5th day of February, 1997, at 10:39 o'clock A.M., and recorded in book/reel/volume No. M97 on page 3481 or as fee/file/instrument/microfilm/reception No. 32374, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose Deputy