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'97 May 15 P3:58

Vol. 1197 Page 15030

CURT BANEY, INC.

STATE OF OREGON,

County of \_\_\_\_\_

ss.

Grantor's Name and Address

MR. AND MRS. CLINTON LUNDBERG

Grantor's Name and Address

MR. AND MRS. CLINTON LUNDBERG

1920 Arthur St. #116

City, 97008

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

SPACE RESERVED FOR RECORDER'S USE

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/fol./volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CURT BANEY, INC., an Oregon Corporation

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto CLINTON LUNDBERG and IONE LUNDBERG, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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:

Lots 16 and 20 in Block 4 of CANAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. CODE 1 MAP 3809-32AA TAX LOTS 2500 and 2600 and 2600-0A1

THE QUIT CLAIM

IN ADDITION TO CONVEYANCE OF THE REAL PROPERTY DESCRIBED HEREIN, EXECUTION OF THIS DEED SHALL ALSO RELEASE ANY AND ALL INTEREST OF THE GRANTOR UNDER THAT CERTAIN LEASE DATED DECEMBER 23, 1965 INITIALLY BETWEEN MELVIN W. MC COLLUM AND CURTIS O. BANEY, AND DISCLOSED BY ASSIGNMENT OF LEASE RECORDED AUGUST 22, 1995 IN BOOK M-85, PAGE 13287, KLAMATH COUNTY MICROFILM RECORDS.

(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 \$ to clear Title. 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, 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 19th day of March, 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.

CURT BANEY, INC., an Oregon Corporation

By: Curtis O. Baney  
CURTIS O. BANEY  
TITLE: Pres

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on April 7, 1997

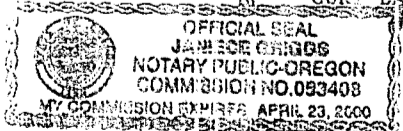
by Curtis O. Baney

This instrument was acknowledged before me on March April 7, 1997

by CURTIS O. BANEY

as President

of CURT BANEY, INC., an Oregon Corporation



James E. Guggs  
Notary Public for Oregon  
My commission expires April 23, 2000

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BILL OF SALE

15031

KNOW ALL MEN BY THESE PRESENTS, That CURT BANEY, INC., an Oregon Corporation, hereinafter called the seller, in consideration of the sum of TEN and NO/100 Dollars (\$10.00) to the seller paid, the receipt whereof hereby is acknowledged, hereby does grant, bargain, sell, transfer and deliver unto CLINTON LUNDBERG and IONE LUNDBERG hereinafter called the buyer, the following described personal property ("the property"), now located at 1131 Walnut, Klamath Falls, OR 97601 in Klamath County, State of Oregon, to-wit:

The building and improvements located on real property legally described as Lots 16 and 20 in Block 4 of CANAL ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON. Code 1, Map 3809-32AA, Tax Lots 2600, 2500 and 2600-0A1

TO HAVE AND TO HOLD the same unto the buyer and buyer's heirs, executors, administrators, successors and assigns forever.

And the seller hereby covenants and agrees to and with the buyer and to and with buyer's successors in interest and assigns that seller is the owner of the property; that the same is free from all encumbrances

that seller has a good right to sell the same; and that seller will and seller's heirs, executors, administrators and successors shall warrant and forever defend this sale against the lawful claims and demands of all persons whomsoever.

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

IN WITNESS WHEREOF, the seller has hereunto executed this document; if the undersigned seller 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.

Dated March 17, 1997

CURT BANEY, INC., an Oregon Corporation

BY: Curtis O. Baney

STATE OF County of } ss.

I, Curt Baney, Inc.

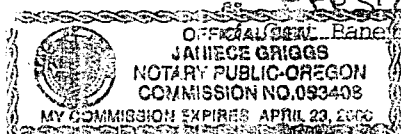
Being first duly sworn, depose and say: That I am the seller of the property described in the foregoing bill of sale; that seller is the sole owner of the property; that the property has been paid for in full and that as of this date the property and each and every part thereof is free and clear of all liens, encumbrances and security interests of any kind or nature, except (if none, so state):

CURT BANEY, INC., an Oregon Corporation

BY: Curtis O. Baney

This instrument was acknowledged before me on March 17, 1997

by Curtis O. Baney, President



Janiece Griggs, Notary Public for Oregon, My commission expires April 23, 2000

BILL OF SALE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of May, 1997, at 3:58 o'clock P.M., and recorded in book/roll/volume No. M97 on page 15030 or as fee/file/instrument/microfilm/reception No. 3771, Record of Deeds of said County. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Bernetha G. Letsch, Co. Clerk, By: Kathleen Ross, Deputy

Fee: \$35.00

After Recording Return To (Name, Address, Zip):