

NS

41363

'97 JUL 21 P3:07

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KIP SCHWANENBERG
LAUREE SCHWANENBERG

Grantor's Name and Address

LAUREE SANDERS
825 GRANT AVENUE
MEDFORD OR 97501

Grantee's Name and Address

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

LAUREE SANDERS
825 GRANT AVENUE
MEDFORD OR 97501

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

LAUREE SANDERS
825 GRANT AVENUE
MEDFORD OR 97501SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K-40791

STATE OF OREGON,
County of Klamath

ss.

I certify that the within instrument
was received for record on the 21st day
of July, 1997, at
3:07 o'clock P.M., and recorded in
book/reel/volume No. M97 on page
22947 and/or as fee/file/instru-
ment/microfilm/reception No. 41363-Deed
Records of said County.Witness my hand and seal of County
affixed.Bernetha G. Letsch, Co. Clerk
NAME TITLEBy Kathleen Row, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KIP L. SCHWANENBERG and LAUREE M. SCHWANENBERG

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
LAUREE M. SANDERShereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:Beginning at a point on the Westerly line of Eleventh Street 40 feet Northwest of the
most Easterly corner of Lot 1 Block 67 of Nichols 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; thence Northwesterly along the Westerly line of
Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street to
the Northerly line of the U.S. Irrigation Canal; thence Southwesterly along said canal
40 feet, more or less, to the Northerly line of property heretofore conveyed to Glenn
C. Lorenz; thence Northeasterly at right angles to Eleventh Street to the Westerly line
of Eleventh Street, the point of beginning; being the central 40 feet of Lots 1 and 2
of said block and addition, facing 40 feet on Eleventh Street. SAVING AND EXCEPTING
THEREFROM any portion thereof lying within the right of way of the USBR Canal.

SUBJECT TO: All easements of record and those apparent to the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

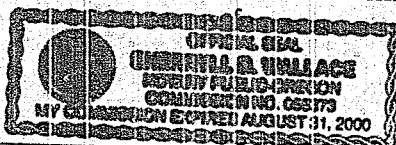
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. [Ⓢ] 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 2 day of July, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.Kip L. Schwanenberg
KIP L. SCHWANENBERGLauree M. Schwanenberg
LAUREE M. SCHWANENBERGSTATE OF OREGON, County of Jackson ss.This instrument was acknowledged before me on July 2, 1997,
by Kip L. Schwanenberg and Lauree M. Schwanenberg

This instrument was acknowledged before me on _____, 19____

by _____, 19____

as _____

Cheryl R. Wallace
Notary Public for Oregon
My commission expires Aug. 31, 2000