

NA

42832

BARGAIN AND SALE DEED

Vol. 1797 Page 25483



KNOW ALL MEN BY THESE PRESENTS, That Henry J. Caldwell, Jr. and Deborah L. Caldwell, as Trustees of the Caldwell Family Trust uda January 5, 1996, * hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Colleen Patton

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 15, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*and their successor in Trust

97 AUG -5 P 3:10

(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 \$

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 25 day of September, 19 96; 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.

Henry J. Caldwell, Jr.

Deborah L. Caldwell

STATE OF OREGON, County of Klamath ss.

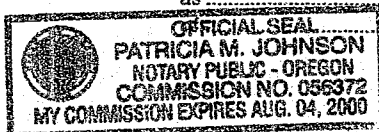
This instrument was acknowledged before me on Nov 11, 19 96

by

This instrument was acknowledged before me on, 19,

by

as



Patricia M. Johnson

Notary Public for Oregon

My commission expires Aug 4, 2000

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of August, 19 97,

at 3:10 o'clock P.M., and recorded in book/rsl/volume No. 197 on page 25483 or as fee/file/instrument/microfilm/reception No. 42832-Deeds

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE

By Kathleen Press Deputy

SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

NOTE

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

Colleen Patton
P.O. Box 277
Klamath, OR 97607

Fee: \$30.00

30