

NS

43312

97 AUG -8 P3:31

26161



JOHN AND JOANI HELMS
10901 Crystal Springs Road
Klamath Falls, OR 97603
Grantor's Name and Address

JOHN AND JOANI HELMS AS TRUSTEES
10901 Crystal Springs Road
Klamath Falls, OR 97603
Grantor's Name and Address

After recording, return to (Name, Address, Zip):
John and Joani Helms
10901 Crystal Springs Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
John and Joani Helms as Trustees
10901 Crystal Springs Road
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument
was received for record on the 8th day
of August, 1997, at
3:31 o'clock P.M., and recorded in
book/reel/volume No. M97 on page
26161 and/or as fee/file/instru-
ment/microfilm/reception No. 43312-Deed
Records of said County.

Witness my hand and seal of County
affixed.
Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Kathleen Ross, Deputy.

Fee: \$30.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that John R. Helms and Joani A. Helms

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John and Joani Helms as Trustees of the John R. Helms and Joani A. Helms 1997 Living Trust, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 10 in Block 24 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

(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 \$ 0.00. [Ⓢ] 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.)

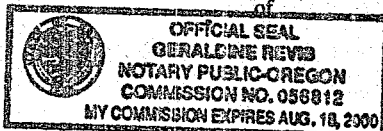
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of August, 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.

Joani Helms

STATE OF OREGON, County of Klamath } ss.
This instrument was acknowledged before me on Aug 8, 1997,
by John R. Helms + Joani A. Helms
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____



Geraldine Revis
Notary Public for Oregon
My commission expires Aug. 18, 2000

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