

48427

Vol 97 Page 37181

KEN PEDERSEN

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of November, 1997, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M97 on page 37181 and/or as fee/file/instrument/microfilm/reception No. 48427-Deeds Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address

ROGER STEVENS

GWEN STEVENS

Grantee's Name and Address

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

ROGER AND GWEN STEVENS

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

ROGER STEVENS

MTC 42925-11V

By *Dorinda Mullendy* Deputy.

Fee \$30.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KEN PEDERSEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROGER STEVENS AND GWEN STEVENS, HUSBAND AND WIFE

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:

All of Lot 6 and the Southwesterly 62 feet of Lots 7 and 8, Block 20 of INDUSTRIAL 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.

(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 \$ 1.00. 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 23rd day of October, 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.

Ken Pedersen
KEN PEDERSEN

STATE OF OREGON, County of Klamath) ss.

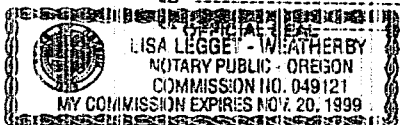
This instrument was acknowledged before me on October 23rd, 1997.

by KEN PEDERSEN

This instrument was acknowledged before me on _____, 19____.

by _____

as _____



Lisa Leggett-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

97 NOV 10 P 3:41