

45517

MTC 43067-MS
BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, that JAMES B. ALLEN herein called Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto PHYLLIS JUNE PHILLIPS Herein 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 26 IN BLOCK 33 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66, PLAT NO. 2
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON

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.

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, \$ 0.00

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 4th day of NOVEMBER, 1997; 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.

James B. Allen
JAMES B. ALLEN

STATE OF NC, County of Surry

acknowledged before me on Nov. 6, 1997, by JAMES B. ALLEN
and acknowledged this to be his voluntary act and deed.

Mabeline M. Marshall
Notary Public of Surry Co. NC
My commission expires April 5, 1999

AFTER RECORDING RETURN TO:

Phyllis June Phillips
348 E. Redwood Ave.
Orange, CA 92865

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 12th day of November A.D., 1997
at 3:29 o'clock P. M. and duly recorded
in Vol. 1107 of Deeds Page 37397

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy
Fee, \$30.00