

NS

49726

'97 DEC -8 P3:43

Vol. M97 Page 39843

STANLEY SESAR, JR.  
825 VALLEY LN  
JACKSONVILLE, OR 97530  
Grantor's Name and Address  
STANLEY SESAR, JR.  
RAMON M HEDGES  
825 VALLEY LN, JACKSONVILLE, OR 97530  
Grantor's Name and Address

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

STANLEY SESAR, JR.  
825 VALLEY LN.  
JACKSONVILLE, OR 97530

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

STANLEY SESAR JR.  
825 VALLEY LN  
JACKSONVILLE, OR 97530

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss  
County of Klamath }

I certify that the within instrument was received for record on the 8th day of December, 19 97, at 3:43 o'clock PM., and recorded in book/reel/volume No. 497 on page 39843 and/or as fee/file/instrument/microfilm/reception No. 49726-Deed Records of said County.

Witness my hand and seal of County  
affixed.

NAME	TITLE
Bernetha G. Letsch,	Co. Clerk

**Fee: \$30.00**

MTC 42810-LW

By Kathleen Rose, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that STANLEY SESAR, JR., AS SOLE AND SEPARATE PROPERTY.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STANLEY SESAR JR. AND RAMON M HEDGES, AS TO AN UNDIVIDED 1/2 INTEREST EACH, AS TENANTS IN COMMON, 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 169, RUNNING Y RESORT, PHASE 2, 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 \$--0-

\_\_\_\_\_ (The sentence between the symbols  $\Phi$ , 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 21<sup>st</sup> day of DECEMBER, 1992; 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.

STATE OF OREGON, County of JACKSON) ss.  
This instrument was acknowledged before me on DECEMBER 8, 1997  
by BOB STANLEY SEAR, JR.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



OFFICIAL SEAL  
BRAD L. EARL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 027395

MY COMMISSION EXPIRES NOV. 29, 1997

**Notary Public for Oregon**

**My commission expires**