

NA

49868

BARGAIN AND SALE DEED

Vol. 1997 Page 40162

KNOW ALL MEN BY THESE PRESENTS, That Horace G. Knox & Barbara A. Knox, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Roscoe J. Knox & Caroline D. Knox, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 24-96 recorded in Klamath County, Oregon.
Twp. 39 Rge. 11 Sec. 23, 25, 26

Subject to:

All easements, rights of way and encumbrances of record and/or apparent on the land.

(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 \$ 46,357.02

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (If the consideration is other than the property described, it should be stated here.)

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 1st day of November, 1996.

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.

Horace G. Knox
Barbara A. Knox

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on November 15, 1996, by Horace G. Knox and Barbara A. Knox

This instrument was acknowledged before me on November 15, 1996, by



Joan L. Kattenhorn
Notary Public for Oregon
My commission expires 9/23/2000

Horace G. & Barbara A. Knox
6583 W. Langell Valley Rd.
Bonanza, Oregon 97623
Grantor's Name and Address

Roscoe J. & Caroline D. Knox
7171 W. Langell Valley Rd.
Bonanza, Oregon 97623
Grantee's Name and Address

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

Roscoe J. & Caroline D. Knox
7171 W. Langell Valley Rd.
Bonanza, Oregon 97623

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

Roscoe J. & Caroline D. Knox
7171 W. Langell Valley Rd.
Bonanza, Oregon 97623

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 10th day of December, 1997 at 1:24 o'clock P.M., and recorded in book/reel/volume No. 97 on page 40162 or as fee/file/instrument/microfilm/reception No. 49868, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE
By Kathleen Rose Deputy

97 DEC 10 P1:24