

NS

51495

98 JAN 13 P1:16

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Zimmer, Herbert J.

POB 732

Stevensville, MT 59870

Grantor's Name and Address

Landmark, Donald A. POB 128 Beatty, OR 97622

Zagala, Armando R. 344 Windy Ln Vista, CA 92083

Saunders, Steven R. 114 NE 72 Av. Portland, OR 97213

Grantee's Name and Address

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

As Above to Grantee's

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

Zagala, Armando R.

344 Windy Ln.

Vista, CA 92083

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 13th day of January, 1998, at 1:16 o'clock P.M., and recorded in book/reel/volume No. 198 on page 1047 and/or as fee/file/instrument/microfilm/reception No. 51495-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kethleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Zimmer, Herbert J.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Landmark, Donald A. Saunders, Steven R. Zagala, Armando R. 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:

TWP 35 RGE 11, BLOCK SEC 13,
TRACT SE4, ACRES 156.35

(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/One Dollar. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration. (The sentence between the symbols \square if not applicable, should be deleted. See ORS 92.030.) \square HJZ

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 5th day of January, 1998; 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.

Herbert J. Zimmer

MONTANA
STATE OF OREGON, County of Ravalli

This instrument was acknowledged before me on Jan 5, 1998

by Kathleen G. Lamberson

This instrument was acknowledged before me on Jan 5, 1998

by Herbert J. Zimmer

as Grantor

of said property

Kathleen G. Lamberson

Notary Public for Oregon-MT
My commission expires Feb. 8, 1999

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