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Vol. 198 Page 3500

Donald E. McCoy III, trustee
Virginia L. McCoy, trustee

Grantor's Name and Address
Thomas Horn

Grantee's Name and Address

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

Thomas Horn

c/o Ray West

5911 Henley Road, Klamath Falls, Ore. 97603

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

Thomas Horn

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME TITLE

By _____, Deputy.

ATC #0347082

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald E. McCoy III and Virginia L. McCoy, Trustees
of SOTA

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Thomas Horn

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:

Lot 2, Block 63 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

This Deed is given to terminate that certain contract Recorded November 27, 1996
in Book M-96 Page 37465 and to terminate the vendee's interest in said Contract
recorded in Deed Records, 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-.
~~actual consideration consists of the sum of _____ dollars, which is the full and true consideration for the within described property, and the same is hereby acknowledged by the parties hereto.~~

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 15th 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

SOTA trust
x Donald E. McCoy III Trustee
Donald E. McCoy III

x Virginia L. McCoy Trustee
Virginia L. McCoy

See Attachment A

STATE OF OREGON, County of Klamath Jackson) ss.

This instrument was acknowledged before me on January 15, 1998.

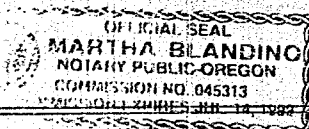
by _____

This instrument was acknowledged before me on January 15, 1998.

by Donald E. McCoy III and Virginia L. McCoy, Trustees

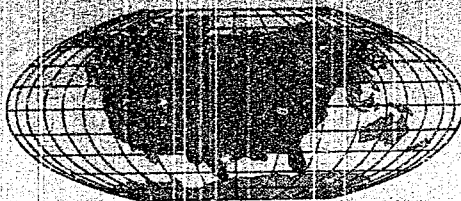
Notary of SOTA

SE



Notary Public for Oregon

My commission expires 7-14-98



Society Of Trading Associates

January 15, 1998

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

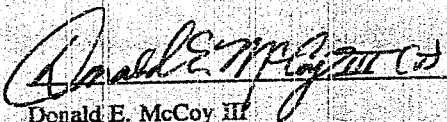
Attention: Escrow Department

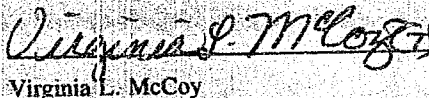
RE: Escrow No. 05047081
Horn/West

Gentlepersons:

This is to advise you that the signatures of Donald E. McCoy III and Virginia L. McCoy, affixed to that certain Bargain and Sale Deed executed and acknowledged on January 15, 1998 by the above-named persons, and all agreements of any kind whatsoever relating to said deed and the above-referenced escrow, are contingent upon receipt by you for transmittal to us of a signed statement from Mr. Tom Horn releasing us from any and all obligations, in cash or otherwise, relative to the property described as Lot 2, Block 63 Nichols Addition to the City of Klamath Falls, or to any prior agreement or contract between Mr. Horn and ourselves or any legal entity of which we are trustees.

If said unconditional release of obligation is not forthcoming, then the referenced Bargain and Sale Deed shall be deemed invalid and without force.


Donald E. McCoy III


Virginia L. McCoy

Received: _____ Time: _____
Aspen Title & Escrow, Inc.

Attachment A

P.O. BOX 1030 • JACKSONVILLE, OREGON 97530 • (541) 776-0407 • 1-800-773-7682 • Fax (541) 776-9804
STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of February A.D., 19 98 at 11:02 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 3500

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Karlson Ross