

NS

54027

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NIC IVAN CARNES

4705 Villa Drive

Klamath Falls, OR 97603

Grantor's Name and Address

NIC IVAN CARNES

4705 Villa Drive

Klamath Falls, OR 97603

Grantee's Name and Address

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

NIC IVAN CARNES

4705 Villa Drive

Klamath Falls, OR 97603

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

Klamath First Federal S&L Assoc

540 Main Street

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

MTC 43882-LN

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of March, 1998, at 11:50 o'clock A.M., and recorded in book/reel/volume No. M98 on page 6929 and/or as fee/file/instrument/microfilm/reception No. 54027-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that NIC IVAN CARNES, CHERI L. CARNES, AND MARGARET L. CARNES hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NIC IVAN CARNES 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 5 in Block 12 of TRACT NO. 1026, THE MEADOWS, 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 \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , 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 26 day of February, 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.

Nic Ivan Carnes
Cheri L. Carnes
Margaret L. Carnes

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 26, 1998, by NIC IVAN CARNES, CHERI L. CARNES AND MARGARET L. CARNES

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



OFFICIAL SEAL
KIMBERLY A REVES
NOTARY PUBLIC-OREGON
COMMISSION NO. 051915
MY COMMISSION EXPIRES MAY. 25, 2000

Notary Public for Oregon

My commission expires 9/25/2000