

54386

'98 MAR 10 A10:40

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## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM H. CARD, herein called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto PEGGY TIETJEN and RODNEY TIETJEN, husband and wife, hereinafter called grantees, 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

Lot 9 of Block 39 Klamath Falls Forest Estates Highway 66 Unit, Plat NO. 2, according to the official plat thereof, records of Klamath County, Oregon

Subject to reservations, restrictions, as set forth in the plat and dedication of Klamath Falls Forest Estates, Highway 66 Unit Plat nO. 2; Reservation in deed recorded June 11, 1936 in Deed Volume 106 at page 460, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

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 \$0.00

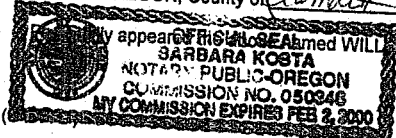
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5 day of March, 1998; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

William H. Card  
William H. Card

STATE OF OREGON, County of Klamath ss.



I appear before me, Notary Public, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Barbara Kosta  
Notary Public for Oregon  
My Commission Expires: 2-2-2000

Grantor:  
William H. Card  
2002 Oregon Avenue  
Klamath Falls, OR 97601

Grantees:  
Peggy Tietjen and Rodney Tietjen  
2002 Oregon Avenue  
Klamath Falls, OR 97601

After recording return to:  
Peggy Tietjen and Rodney Tietjen  
2002 Oregon Avenue  
Klamath Falls, OR 97601  
0

Until a change is requested  
all tax statements shall be  
sent to the following address:  
Same

STATE OF OREGON, County of Klamath) ss.  
I certify that the within instrument received for record  
on the 10th day of March, 1998, at 10:40  
A.M., and recorded in book/reel/volume NO. M98  
on page 7647 or as fee/file/instrument/microfilm/reception  
No. 54386, Recorded of Deeds of said County.

Bernetha G. Letsch, Co. Clerk  
Name Title

By Kathleen Ross Deputy

Fee: \$30.00

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