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Bernice Edith Trainor

(Grantor's Name and Address)

Bernice Edith Trainor

Betty Lou Nielsen

(Grantee's Name and Address)

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

Bernice Edith Trainor

5220 Avalon

Klamath Falls, OR 97603

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

No Change

SPACE RESERVED  
FOR  
RECORDERS 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

MTC 1376-8934

By \_\_\_\_\_

Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that \_\_\_\_\_ Bernice Edith Trainor

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

Bernice Edith Trainor and Betty Lou Nielsen with right of survivorship

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:

See Attached Exhibit "A"

AMERITILE, has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

(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. 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 @, 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 \_\_\_\_\_ 12 \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 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.

Bernice Edith Trainor

Bernice Edith Trainor

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_ March 12, 1998,

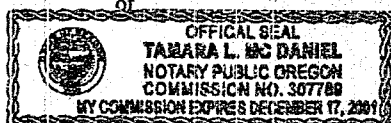
by Bernice Edith Trainor

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Janara L. McDaniel

Notary Public for Oregon

My commission expires 12/17/01

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 13 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 5 feet thereof taken for the widening of Avalon Street on December 4th, 1964.

**PARCEL 2:**

Parcel 1 of Minor Land Partition 49-91 filed April 21, 1992 being a portion of Lot 14 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 5 feet thereof taken for the widening of Avalon Street on December 4th, 1964.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of March A.D., 19 98 at 3:32 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 8145

FEE \$35.00

By Bernetha G. Lersch, County Clerk  
Kathleen Ross