

NS

55861

98 APR -6 P3:38

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MOUNTAIN ESTATES, INC.

STATE OF OREGON,  
County of Klamath } ss.

Grantor's Name and Address  
DE ANN L. AKINS

I certify that the within instrument was received for record on the 5th day of April, 1998, at 3:38 o'clock P.M., and recorded in book/reel/volume No. M98 on page 11145 and/or as fee/file/instrument/microfilm/reception No. 55861 Records of said County.

Grantee's Name and Address

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

DE ANN L. AKINS  
25750 ROCKY POINT ROAD  
ROCKY POINT, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal of County affixed.

Bernetha G. Letach, Co. Clerk  
NAME TITLE

By Kathleen Brown, Deputy.

Fee \$30.00

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that MOUNTAIN ESTATES, INC.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DE ANN L. AKINS 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 7, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southeasterly 55 feet.  
CODE IMAP 3809-32AB TL 2400

(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  $\Phi$ , 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

De Ann Akins, President  
DE ANN L. AKINS, PRESIDENT

STATE OF OREGON, County of KLAMATH ) ss.

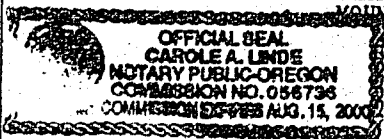
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

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

by DE ANN L. AKINS,

as PRESIDENT of Mountain Estates, Inc.



Carole A. Linde  
Notary Public for Oregon  
My commission expires 8/15/00