

OK

60477

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JUN 22

AT 1:14

BARGAIN AND SALE DEED

Vol. 1998

Page

21532

(S)

KNOW ALL MEN BY THESE PRESENTS, That Henry J. Caldwell Jr. and Deborah L. Caldwell, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Idella M. Edgar 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South-half of Lots 6 and 7, Block 94, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$26,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 11 day of September, 1990; if a corporate grantor, it has caused its name to be signed and its seal 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.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on September 11, 1990, by Henry J. Caldwell, Jr. & Deborah L. Caldwell.

(SEAL)

My commission expires:

7/13/93

STATE OF OREGON,

County of

This instrument was acknowledged before me on 19, by

ss

of

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of June, 1998, at 11:14 o'clock A.M., and recorded in book/reel/volume No. M98 on page 21532 or as fee/file/instrument/microfilm/reception No. 60477, Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Rosa

Deputy

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Idella M. Edgar
4981 Summer Lane
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP