

NS

63739

'98 JUL 31 P2:18

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Joyce C. Sellars

Grantor's Name and Address

Michael Sellars and  
Joyce C. Sellars

Grantee's Name and Address

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

Joyce C. Sellars

1777 Kimberly Drive

Klamath Falls, Oregon 97603

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

No Change

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,  
County of Klamath } ss.I certify that the within instrument  
was received for record on the 31st day  
of July, 19 98, at  
2:18 o'clock P.M., and recorded in  
book/reel/volume No. M98 on page  
28157 and/or as fee/file/instru-  
ment/microfilm/reception No. 63739-Deed  
Records of said County.Witness my hand and seal of County  
affixed.Bernetha G. Letsch, Co. Clerk  
NAME TITLEBy Kathleen Ross, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Joyce C. Sellarshereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Joyce C. Sellars and Michael Sellars not as tenants in common but with  
full rights of survivorshiphereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-  
taments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,  
State of Oregon, described as follows, to-wit:Lot 5, Block 13 FOURTH ADDITION TO WINEMA GARDENS, in the County of Klamath  
State of Oregon.

Code 143, Map 3909-1AB TL 500

(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, theactual consideration consists of or includes other property or value given or promised which is part of 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 31st day of July, 19 98; 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.x Joyce C. Sellars  
Joyce C. SellarsSTATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on July 31, 19 98by Joyce C. Sellars

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

OFFICIAL SEAL  
LAURA J. BUTLER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 312887  
MY COMMISSION EXPIRES MAY 31, 2002

Notary Public for Oregon

My commission expires 5/31/2002