

63871

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

Nicholas T. Crane, D.C.
432 Walnut Avenue
Klamath Falls OR 97661

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A9:18

STATUTORY BARGAIN AND SALE DEED

JEFF W. RYDER, Grantor, conveys to NICHOLAS T. CRANE, Grantee, all of Grantor's right, title, and interest in the Northwesterly one half of Lots 1 and 2, Block 85, Klamath Addition to the City of Klamath Falls in the County of Klamath, State of Oregon. Klamath County Tax Assessor Account No. 3809-32AD-9700, subject to the interests of Dale N. Scheer and Wanda L. Scheer, under that certain Trust Deed recorded on the 22nd day of November, 1993 in Volume M 93 at Page 30848 of the Deed Records of Klamath County, Oregon. By accepting this Deed, Grantee does hereby agree to assume the obligation of Grantor under said Trust Deed and the Promissory Note described therein and to hold Grantor harmless therefrom.

The true consideration for this transfer is Grantee's agreement to assume Grantor's obligation and hold Grantor harmless therefrom.

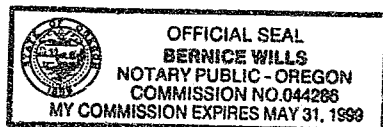
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20th day of July, 1998.

Jeff W. Ryder
Jeff W. Ryder

STATE OF OREGON, County of Multnomah) ss.

SUBSCRIBED AND SWORN to before me this 22nd day of July, 1998.



Bernice Wills
Signature of Notary
My Commission Expires: May 31 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day
of August A.D., 19 98 at 9:18 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 28467.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch