

NS

65430

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James Fowlds  
1710 Mc Clellan Drive  
Klamath Falls, Or 97603  
Grantor's Name and Address

Grantee's Name and Address

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

James Fowlds  
1710 Mc Clellan Drive  
Klamath Falls, OR 97603

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of August, 1998, at 11:47 o'clock A.M., and recorded in book/reel/volume No. M98 on page 31889 and/or as fee/file/instrument/microfilm/reception No. 65430 Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.  
MTC 45609-KJ Fee \$30.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James R. Fowlds

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James R. Fowlds and Victoria L. Christian-Fowlds 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:

The Southeasterly 5 feet of Lot 15 and the Northwesterly 75 feet of Lot 16 in Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$0.00. 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.)

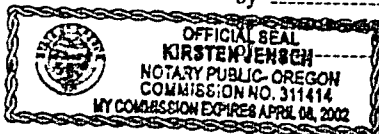
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of August, 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.

James R. Fowlds  
James R. Fowlds

STATE OF OREGON, County of Klamath } ss.  
This instrument was acknowledged before me on August 25, 1998  
by James R. Fowlds  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_



Kirsten Jensen  
Notary Public for Oregon  
My commission expires 4/8/02