

66936

K-52830

38 SEP 28 P2:21

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CHARLOTTE MAXINE HELM WAGONER
c/o PRICE & PRICE ATTORNEYS
317 COURT STREET NE STE 203, SALEM
Grantor's Name and Address OR 97301

BARBARA HAFFER
C/O REED O'RYAN
P.O. BOX 934, LAPINE OR 97739
Grantee's Name and Address

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

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 28th day
of September, 1998, at
2:21 o'clock P.M., and recorded in
book/reel/volume No. 1198 on page
35498 and/or as fee/file/instru-
ment/microfilm/reception No. 66936,
Records of said County. Deeds
Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.
Fee \$30.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CHARLOTTE MAXINE HELM WAGONER AS TRUSTEE
OF THE HELM WAGONER TRUST UAD 6/24/96
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
BARBARA HAFFER
hereinafter 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 6 IN BLOCK 3 OF MANN'S ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

THIS PROPERTY IS FREE OF LIENS AND ENCUMBRANCES, EXCEPT: RESERVATIONS AND RESTRICTIONS
OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND,
CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

(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 \$ 6,000.00. However, the
actual 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 9th day of Sept, 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 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.

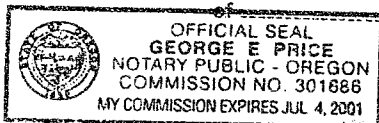
Charlotte Maxine Helm Wagoner
CHARLOTTE MAXINE HELM WAGONER, TRUSTEE

CHARLOTTE MAXINE HELM WAGONER FRA

CHARLOTTE HELMS WILKINSON FORMERLY CHARLOTTE
STATE OF OREGON, County of Marion) ss. HELMS

This instrument was acknowledged before me on 9/8, 1998
by Barbara Haffer Wagoner

This instrument was acknowledged before me on 9/8, 1998
by as



George E. Price
Notary Public for Oregon
My commission expires 7/4/2001