

66936
67436

K-52830

98 SEP 28 P2:21

Vol. M98 Page 35498

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

BARBARA HAFER

Grantee's Name and Address

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

Barbara Hafer

2856 NW 37th St

Redmond, OR 97756

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

Barbara Hafer



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/roll/volume No. M98, on page 35498 and/or as fee/file/instrument/microfilm/reception No. 66936 Records of said County. Deeds

Witness my hand and seal of County affixed.

Bernetha C. Letsch, Co. Clerk
NAME TITLE

INDEXED

D✓1✓ By Kathleen Rose, 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 HAFER

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:

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.

Being Re-Recorded To Correct RETURN ADDRESS.

(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 ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , 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 28th 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 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 93.030.

Charlotte Maxine Helm Wagoner
CHARLOTTE MAXINE HELM WAGONER, TRUSTEE

CHARLOTTE MAXINE HELM WAGONER FKA

CHARLOTTE HELMS WILKINSON FORMERLY CHARLOTTE

STATE OF OREGON, County of KLAMATH ss. HELMS

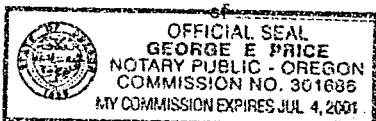
This instrument was acknowledged before me on 9/8, 1998

by Barbara Hafer, Maxine Helm Wagoner

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

by George E Price

as Notary Public



Notary Public for Oregon

My commission expires 7/4/2001

FILED

BOOK

1998 OCT 13

36746

36746

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 6th day
of October A.D., 19 98 at 3:05 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 36745.

FEE \$10.00 Re-record

By Bernetha G. Letsch County Clerk

Kathleen Rose