96 - ULT 23 - ATO 108

HARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that OLIVER J. RADTKE, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICIA VINZANT TURNER AND ROBERT E. TURNER, WITH RIGHT OF SURVIVORSHIP, 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 anywise appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

Lot 57 in Block 16 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 twit, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of May, 1998; if a corporate Grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Klamath

Billigie meil

OFFICIAL CHARLEND

marabally appeared MY COMMISSION EXPRESS NOV 23 2001 Pliver J. Radtke

acknowledged the foregoing instrument to be his voluntary act and deed.

Muleness NOTARY PUBLIC FOR OREGON

Oliver J. Kaatke

My Commission Expires: 11-23-2001

Until a change is requested, all tax statements are to be sent to the following address: Robert E. Turner and Patricia Vinsant Turner 611 Klamath Ave. #218 Klamath Falls, OR 97601

After recording return to: Robert E. Turner and Patricia Vinzant Turner 611 Klamath Ave. #218 Klamath Falls, OR 97601

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _		Robert E.	. Turcer			<u>23rd</u> day
of October	A.D., 19 91	8 at	10:08_o'clock	A M., and du	ily recorded in V	ol. <u>M98</u> ,
of		Deeda		on Page 388	82	
그 사람들은 기록하고 잘 된다고 않는				Bernell	ia G. Letsch, Cou	inty Clerk
FEE \$35.00				N Matalle	n Row	

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