

NS

70060

98 NOV 18 P3:51 Vol. 198 Page 42354



Lucille Kepner

Grantor's Name and Address

Klamath Venture Capital, Inc.

Grantee's Name and Address

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

3038 Cannon St.
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.I certify that the within instrument
was received for record on the 18th day
of November, 1998, at
3:51 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
42354 and/or as fee/file/instru-
ment/microfilm/reception No. 70060-Deed
Records of said County.Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lucille Kepner

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Klamath Venture Capital, Inc.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 11 and the West 50 feet of Lot 10, Block 2, FIRST ADDITION TO ALTAMONT ACRES,
in the County of Klamath, State of Oregon

CODE 41 MAP 3909-3CA TL 4100

CODE 41 MAP 3909-3CA TL 4200

(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 \$ to convey title. 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 ☐ and ☒, 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 18th day of November, 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.

Lucille F. Kepner

Lucille Kepner

STATE OF OREGON, County of Klamath

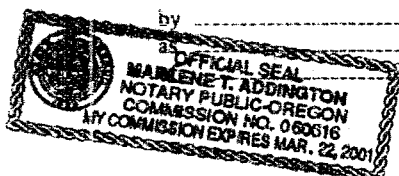
This instrument was acknowledged before me on November 18, 1998,

by Lucille Kepner

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Notary Public for Oregon

My commission expires 3-22-01