

76989 99 MAR 26 AM 57

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Elva K. Dutton, surviving spouse of Orin D. Dutton, deceased, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Charles W. Woodward 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 62 of Lewis Tracts in Klamath County
Account Number 2809-35CD-2900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 0

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols G, H not applicable, should be deleted. See ORS 93.040.)

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 10 day of September, 1998, if a corporate grantor, it has caused its name to be signed and its seal 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 LANDS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030

Elva K. Dutton

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on September 10, 1998, by Elva K. Dutton

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



Diana J. Lang

My commission expires 11-20-2000

Elva K. Dutton
P.O. Box 799
Kenai, OR 97627
Counter's Name and Address
Charles W. Woodward
4627 Shaata Way
Klamath Falls, OR 97603
Grantor's Name and Address
After recording return to (Name, Address, Zip):
Aspall, Della-Rose & Richard
122 South Fifth Street
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Charles W. Woodward
4627 Shaata Way
Klamath Falls, OR 97603

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 26th day of March, 1999, at 11:57 o'clock A.M., and recorded in book/reel/volume No. 499 on page 10709 or as fee/file/instrument/microfilm/reception No. 76989, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk

NAME TITLE
By Kathleen Kosa Deputy

Fee: \$30.00