

BARGAIN AND SALE DEED

RNTC 1396-1028

KNOW ALL MEN BY THESE PRESENTS, that RODNEY F. ALLEN AND PAULINE H. GIENGER formerly PAULINE H. ALLEN, herein called the Grantor, for the consideration herein stated does hereby grant, bargain, sell and convey unto LAWRENCE EDWARD SANDERS herein 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:

Lots 1, 2, 3 and 4 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This instrument is a replacement of that certain deed placed in escrow as a Real Estate Contract Fulfillment Deed which has been lost.

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 30.930.

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 \$ to clear title.*
However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 May 1999; 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.

SEE ATTACHED ADDITIONAL SIGNATURE PAGE

Rodney Allen

Pauline H. Gienger
Pauline H. Gienger

AME RITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON, County of Klamath.

ss. *June 21, 1999*
Acknowledged before me on *June 21, 1999* by Pauline H. Gienger and acknowledged this instrument to be her voluntary act and deed.

Kristi L. Redd
Notary Public of Oregon



My commission expires *11/16/99*

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STATE OF California County of
Acknowledged before me on May 1999 by Rodney F. Allen
and acknowledged this instrument to be his voluntary act and deed.

Notary Public of California

My commission Expires

State of Oregon, County of Klamath
Recorded 6/7/99, at 3:30 p.m.
In Vol. M99 Page 22429
Linda Smith, County Clerk

Fee \$30 - *Linda Smith*

Return and taxes to: