

1999 OCT 15 AM 8:33

Grantor:
Roberta J. Hafenstein
17933 NE Oregon Street
Portland, OR 97230

Grantee:
Erwin N. Hafenstein
1414 Siskiyou Street
Klamath Falls, OR 97601

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After recording return to:
Fowlks & Snyder, LLP
3839 NE Tillamook
Portland, OR 97212

Mail tax statements to:
Erwin N. Hafenstein
1414 Siskiyou Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 10/15/99, at 8:33 a.m.
In Vol. M99 Page 40976
Linda Smith,
County Clerk Fee \$ 30⁰⁰

BARGAIN AND SALE DEED

KNOW ALL BE THESE PRESENTS that ROBERTA J. HAFENSTEIN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ERWIN N. HAFENSTEIN, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of Grantor's interest in 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 53, in WEST PARK, Klamath County, Oregon

SUBJECT TO: All future real property taxes and assessments; utility easement as delineated on the recorded plat; conditions, restrictions, reservations, easements and rights of way of record, and those apparent on the land; MORTGAGE, including the terms and provisions thereof, dated November 1, 1961, recorded November 2, 1961, in Mortgage Volume 206 at page 360, given to secure the payment of \$17,200.00, with interest thereon and such future advances as may be provided therein, executed by Oliver Keerins and Audrey Keerins, husband and wife, to The First National Bank of Oregon, Portland, which said mortgage Grantees herein assume and agree to pay according to the terms thereof and hold Grantors harmless therefrom.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true consideration for this transfer is pursuant to a Divorce Decree signed by Judge Kristena A. LaMar on the 4th day of October, 1999.

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 29 day of September, 1999.

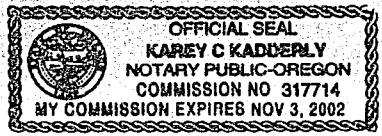
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAW AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE, AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE 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.

Dated this 29 day of September, 1999.

Roberta J. Hafenstein
Roberta J. Hafenstein, Grantor

STATE OF OREGON)
) ss:
County of Multnomah)

Personally appeared the above named Roberta J. Hafenstein, and acknowledged the foregoing instrument to be her voluntary act and deed, before me this 29 day of September, 1999.



Karey C. Kaddenly
Notary Public for Oregon
My Commission Expires: Nov. 3, 2002

\$30.