

NS

Vol M00 Page 21051

Rose Fritchman

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

K55582

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ROSE FRITCHMAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES D. WALKER, JR.

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 26 in BLOCK 2 of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Tax account no: 2310-036B0-10100-000

200 JUN -9 PM 3:22

(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 ~~Sto correct vesting~~ 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 ®, 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 2nd day of June 2000; 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 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.

Rose Fritchman

STATE OF New Jersey County of Warren ) ss.

This instrument was acknowledged before me on JUNE 2ND, 2000 by Rose Fritchman

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

MICHELLE A. VANNATTA  
A NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 25, 2002

See attached  
Notary Public for New Jersey  
My commission expires March 25, 2002

Rose Fritchman  
Rose Fritchman

Personally appeared before me, Rose Fritchman, on June 2, 2000  
and June 7, 2000

Michelle Vannatta June 7th, 2000  
Notary of New Jersey  
County of Warren

MICHELLE A. VANNATTA  
A NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 25, 2002

State of Oregon, County of Klamath  
Recorded 06/09/00, at 3:22 p.m.  
In Vol. M00 Page 21051  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>