

02 JAN 3 PM 3:44

BARGAIN AND SALE DEED

Vol M02 Page 491

KNOW ALL MEN BY THESE PRESENTS, That Wayne Horton and Shirley Y. Horton, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Delbert Horton and Wendy Horton, 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:

A portion of Lots 1 and 2, Block 3, Altament Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Ore. more particularly described as follows:

Beginning at a point on the North line of said lot 1, Block 3, which bears N. 89° 40' W. a distance of 70.0 feet from the Northeast corner of said Lot 1; thence continuing N. 89° 40' W. along the North line of said Lot 1 a distance of 83.48 feet to a point; thence S. 0° 00' 09" E. a distance of 217.68 feet to a point on the South line of said Lot 2, Block 3; thence S. 89° 39' 19" E. along said point South line a distance of 83.46 feet to a point, said point being N. 89° 39' 19" W. a distance of 70.0 feet from the Southeast corner of said lot 2; thence N. 0° 00' 16" E. a distance of 217.7 feet, more or to the point of beginning.

Subject to a Deed of Trust at Klamath First Federal Savings and Loan Association dated 2-3-86 in Vol M86 at page 2120 of Mortgages, in the office of the County Clerk of Klamath County, Oregon which the Grantees expressly assume and agree to pay.

(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 \$.....

① 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). ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 1 day of Jan, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this 20 day of Jan, 1989, by

Wayne Horton & Shirley Y Horton

Shirley Y Horton
Notary Public for Oregon

(SEAL)

My commission expires:

3-31-91

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

, 19____, by

_____, president, and by

_____, secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Shirley Horton1410 HOME OAK RDK FALL OR 97601

GRANTOR'S NAME AND ADDRESS

Delbert G HortonWendy R Horton3430 BOARDMAN K FALL OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Delbert G HortonWendy R Horton3430 BOARDMAN K FALL OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Delbert G HortonWendy R Horton3430 BOARDMAN K FALL OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 01/03/2002 3:44p m.
Vol M02, Pg 491
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

210*