

NN

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'03 JAN 13 PM 3:04

JACK L. ROOKSTOOL et al
4747 S. SIXTH ST., SUITE A
KLAMATH FALLS OR 97603

Grantor's Name and Address

WALTER L. MODEN & DONNA L. MODEN
4747 S. SIXTH ST., SUITE A
KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

WALTER L. MODEN & DONNA L. MODEN
4747 S. SIXTH ST., SUITE A
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

WALTER L. MODEN & DONNA L. MODEN
4747 S. SIXTH ST., SUITE A
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/13/2003 3:04 p.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

MTC 1396-4596

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JACK L. ROOKSTOOL, DONNA L. MODEN & WALTER L. MODEN, WITH RIGHTS OF SURVIVORSHIP

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

WALTER L. MODEN & DONNA L. MODEN, as tenants by the entirety

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 7 in Block 3 of TRACT 1096 - AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #3909-014DA-04400 Key #575194

AMERITITLE has recorded this instrument by request as an accommodation 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.

(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 \$ 1.00. 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 on January 9, 2003; 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.

JACK L. ROOKSTOOL

WALTER L. MODEN

DONNA L. MODEN

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 13, 2003, by JACK L. ROOKSTOOL, WALTER L. MODEN & DONNA L. MODEN

This instrument was acknowledged before me on _____, by _____, as _____ of _____



Notary Public for Oregon

My commission expires 11/16/2003

26.00

INDIVIDUAL ACKNOWLEDGMENT

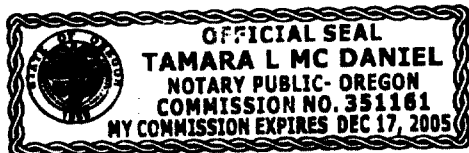
State/Commonwealth of Oregon } ss.
 County of Klamath

On this the 9 day of January, 2003, before
 me, Tamara L. McDaniel, the undersigned Notary
Name of Notary Public
 Public, personally appeared Jack L. Rookstool,
Name(s) of Signer(s)

☒ personally known to me – OR –

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

Tamara L. McDaniel
 Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargein + Sale Deed

Document Date: 1-9-03 Number of Pages: 1

Signer(s) Other Than Named Above: Walter L. Moden
Donna L. Moden

Right Thumbprint
 of Signer

Top of thumb here