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mtc-1396-6476

BARGAIN AND SALE DEED

Vol M04 Page 83103

KNOW ALL MEN BY THESE PRESENTS, That Mary Jo Ellis

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald C. Miller & Kimberly A. Hipp as joint tenants *** 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:

That portion of the Sel/4 SW1/4 NW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Keno-Worden Road. EXCEPTING THEREFROM the Northerly 60 feet and the Southerly 300 feet thereof.

*** with right of survivorship and not as tenants in common ***

AMERICAN was 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 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 \$ 21,243.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 14th day of September, 1993; 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.

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.

Mary Jo Ellis

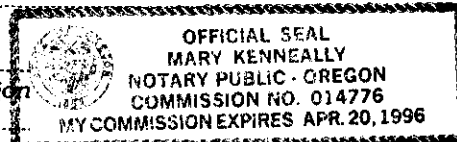
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 16, 1993, by Mary Jo Ellis

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Mary Jo Ellis

My commission expires 4/20/96



Mary Jo Ellis
P. O. Box 37
Keno, Or 97627

Grantor's Name and Address

Ronald Miller & Kimberly Hipp
P. O. Box 11
Keno, Or 97627

Grantee's Name and Address

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

RONALD MILLER & KIMBERLY HIPPI
16480 KENO WORDEN ROAD
KLAMATH FALLS, OR 97603

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

Ronald Miller & Kimberly Hipp
16480 KENO WORDEN ROAD
KLAMATH FALLS, OR 97603

STATE OF OREGON,

ss

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/03/04 11:14 a m
Vol M04 Pg 83103
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

By _____ Deputy

2/00 am