

REC'D BY: LORI DAVIDSON.
Nicholas D. Zafiratos
1037 4th Street
Astoria, OR 97103
Stephen L. Roman
552 Commercial Street
Astoria, OR 97103
Stephen L. Roman
552 Commercial Street
Astoria, OR 97103

CLATSOP COUNTY CLERK
STATE OF OREGON,
County of _____ } ss.
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/instru-
ment/microfilm/reception No. _____,
Records of said County.
Witness my hand and seal of County
affixed.
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Nicholas D. Zafiratos

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

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Clatsop County, State of Oregon, described as follows, to-wit:

The south 66 feet of Lot 7 and 8, Block 21, of the City of Astoria as laid out and recorded by John McClure in the City of Astoria, County of Clatsop, State of Oregon.

Subject to any and all encumbrances owing thereon,

Situs address: 552 Commercial Street, Astoria, Oregon 97103
Tax ID No. 50535; Assessor Number 0101 80907DA 07900

* Dissolution of co-ownership

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 \$ _____

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 29th day of April, 1998, 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 OR LAWSuits AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

Nicholas D. Zafiratos

STATE OF OREGON, County of Clatsop } ss.
This instrument was acknowledged before me on April 29, 1998,
by _____,
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____



Shirley M. Walker
Notary Public for Oregon
My commission expires 2-27-2002

14-27812

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