

1-1-74

50945

BARGAIN AND SALE DEED

Vol. 78 Page 14044

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES F. BRESLIN

, hereinafter called grantor,

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

ROMUALDO OCHOA AND LINDA D. OCHOA, HUSBAND & WIFE, AS COMMUNITY PROPERTY,
 not as tenants by the entirety but as tenants in common
 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:

LOT 4, BLOCK 2, TRACT 1114 ACCORDING TO THE OFFICIAL PLAT THEREOF
 ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO: COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND RIGHTS
 OF WAY OF RECORD AND THOSE APPARENT ON THE LAND, IF ANY.

(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 \$ 7,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (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 26th day of June, 1978;
 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.

Charles F. Breslin
 CHARLES F. BRESLIN

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, CALIFORNIA)

County of Riverside) ss.
June 26, 1978

Personally appeared the above named
 CHARLES F. BRESLIN

and acknowledged the foregoing instru-
 ment to be HIS voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Blanche M. Hudson
 Notary Public for Oregon California
 My commission expires April 12, 1981

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its Board of directors; and each of
 them acknowledged its voluntary act and deed.

Before me: Blanche M. Hudson
 NOTARY PUBLIC
 RIVERSIDE COUNTY
 Notary Public for Oregon CALIFORNIA
 My Commission Expires April 12, 1981

(OFFICIAL
SEAL)

CHARLES F BRESLIN
 5087 E KINGSGROVE DRIVE
 CAMARILLO CA 93010

GRANTOR'S NAME AND ADDRESS

ROMUALDO OCHOA & LINDA D OCHOA
 6902 NORTON AVENUE
 VENTURA CA 93003

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROMUALDO OCHOA & LINDA D OCHOA
 6902 NORTON AVENUE
 VENTURA CA 93003

NAME, ADDRESS, ZIP

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

ROMUALDO OCHOA & LINDA D OCHOA
 6902 NORTON AVENUE
 VENTURA CA 93003

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 29th day of June, 1978,
 at 1:30 o'clock P.M., and recorded
 in book 1178 on page 14044 or as
 file/reel number 50945,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne Recording Officer
 By *Blanche M. Hudson* Deputy

Fee \$3.00

SPACE RESERVED
 FOR
 RECORDER'S USE