

OK

94405

BARGAIN AND SALE DEED

Vol. m88 Page 20224KNOW ALL MEN BY THESE PRESENTS, That MX LAND AND LIVESTOCK CORPORATION

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES MONROE JULIUS, hereinafter called grantor, AND DIANNE SHARON JULIUS, husband and wife, 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 2, Block 6 of 1st Addition to Moyina Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'88 NOV 30 PM 12 39

(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 \$ 15,000.00. 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 ©, 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 21 day of March, 1988, 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.)

STATE OF OREGON,

(ORS 194.570)

County of _____ } ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this 11-22, 1988, by C.J. Emrick, president, and by _____

MX Land & Livestock Corp
corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 7/13/89

(SEAL)

(If executed by a corporation, affix corporate seal)

(SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James M. & Dianne S. Julius
1304 Saturn Blvd.
San Diego, CA 92154

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of Nov., 1988, at 12:39 o'clock P.M., and recorded in book/reel/volume No. M88 on page 20224 or as fee/file/instrument/microfilm/reception No. 94405, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mueland Deputy

Fee \$8.00