

OA

18893

BARGAIN AND SALE DEED

Vol. m90 Page 16318

KNOW ALL MEN BY THESE PRESENTS, That Jose S. Valdez & Maria Valdez, hereinafter called grantor, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gelacio Valdez & Felipa Valdez in trust for: * * (see below), 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:

Beginning at a point which bears North 89°10' West along the East-West quarter line of Section 28, Township 38 S.R. 9 E.W.M. a distance of 1989.34 feet, and thence South 15°13' East 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range and running thence South 15°13' East a distance of 366.4 feet to a point on the Northerly right of way line of the Old Fort Klamath Road; thence North 46°29' East along said Northerly right of way line a distance of 135 feet to a point; thence North 15°13' West a distance 366.4 feet to a point; thence South 46°29' West a distance of 135 feet to the point of beginning, said tract being in the NW¼SE¼ of Section 28 Township 38 S.R. 9 E.W.M.

* * Maria S. Valdez, Efren Valdez, Luz M. Valdez, Felipe Valdez, Evanjelina Sluga, Esther M. Siler, Gelacio Valdez and Felipa Valdez, Reserving life estate in said property to grantors for the life of the grantors as joint tenants.

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 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 \$ none.

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 14 day of August, 1990;

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.

Jose S. Valdez
Maria Valdez

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this 14 day of August, 1990, by

Jose S. Valdez
Maria Valdez

Notary Public for Oregon
My commission expires: 3-28-92

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

JOSE & MARIA VALDEZ

410 Old Fort Rd.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Felipa Valdez

364 Commonwealth

Flint, Michigan

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOSE & MARIA VALDEZ

410 Old Fort Rd.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of August, 1990, at 4:51 o'clock P.M., and recorded in book/reel/volume No. M90 on page 16318 or as tee/file/instrument/microfilm/reception No. 18893. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullins Deputy

Fee \$28.00