

OK

25139

BARGAIN AND SALE DEED

Vol. m91 Page 1506

KNOW ALL MEN BY THESE PRESENTS, That MIGUEL G. DURAN and KAREN SCHUCKMAN DURAN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ANDRES M. MARTINEZ and MICHICO MARTINEZ, husband and wife 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:

Lots 4 and 5, Block 31, 4th Addition to Nimrod River Park, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$A. 300.00. However, the actual consideration consists of of includes other property of value given or promised which is the whole part of the consideration (indicate which). The sentence between the symbols, if not applicable, should be deleted. See ORS 93.010.

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 11th day of July, 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.

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/California

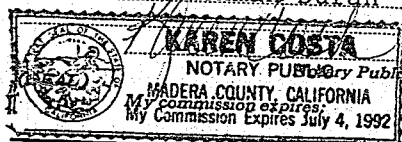
(ORS 194.570)

County of Fresno

ss.

The foregoing instrument was acknowledged before me this 11th day of July, 1990, by

Miguel G. Duran and Karen Schuckman Duran



NOTARY PUBLIC, State of Oregon

MADERA COUNTY, CALIFORNIA

My Commission Expires July 4, 1992

MIGUEL G. DURAN ET UX

P. O. Box 433

Raisin City, CA 93652

GRANTOR'S NAME AND ADDRESS

ANDRES M. MARTINEZ ET UX

2451 Borton Drive

Santa Barbara, CA 93109

GRANTEE'S NAME AND ADDRESS

After recording return to:

ANDRES M. MARTINEZ ET UX

2451 Borton Drive

Santa Barbara, CA 93109

NAME, ADDRESS, ZIP

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

GRANTEE'S NAME AND ADDRESS AS

SET FORTH ABOVE.

NAME, ADDRESS, ZIP

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

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 24th day of Jan., 1991, at 9:42 o'clock A.M., and recorded in book/reel/volume No. M91 on page 1506 or as fee/file/instrument/microfilm/reception No. 25139, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bishn. County Clerk

NAME

TITLE

By Pauline Mullender Deputy

Fee \$28.00

SPACE RESERVED  
FOR  
RECORDER'S USE

91 JAN 24 AM 9 42