

27880

BARGAIN AND SALE DEED

Vol. 177 Page 6234

KNOW ALL MEN BY THESE PRESENTS, That PATRICK A. APODACA & LINDA L. APODACA for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto hereinafter called grantor, 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:

\*\*\*\* PATRICK A. APODACA AND LINDA L. APODACA TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE APODACA LOVING® TRUST DATED MARCH 12, 1991, AND ANY AMENDMENTS THERETO.

## Parcel 1:

A portion of the NE 1/4 NW1/4 of Section 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of Section 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian; thence South 89° 05' 36" West along the North line of said section 20, a distance of 1338.59 feet to the West 1/16th corner on the North line of said section; thence South 00° 48' 38" East 100 feet to the true point of beginning thence North 89° 05' 36" East 398.59 feet; thence South a distance of 982.99 feet; thence South 62° 57' 10" West 156.50 feet to the Northerly line of the County Road; thence along said road North 27° 02' 50" West 171.77 feet to the beginning of a curve to the left; thence along said curve with a radius of 518.37 feet; through a central angle of 27° 07' 00" for a distance of 245.33 feet; thence North 54° 09' 50" West, 15.95 feet; thence North 00° 48' 38" West 701.05 feet to the true point of beginning. ALSO described as Lot 4 of Parcel 2 of survey filed February 19, 1970 in Book M70 at page 1342.

## Parcel 2:

Lot 2, Block 2, Tract No. 1044, WEMBLY PARK, in the County of Klamath, State of Oregon. (Acct. #3909-11DC-TL 1900 Key #558710)

(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 \$ -0- However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the sentence between the symbols @ if not applicable, should be deleted. See ORS 73.030.

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 12th day of MARCH, 1991; if a corporate grantor, it has caused its name to be signed and its seal 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.

*Patrick A. Apodaca*  
PATRICK A. APODACA

*Linda L. Apodaca*  
LINDA L. APODACA

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on MARCH 12, 1991, by PATRICK A. APODACA & LINDA L. APODACA

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

*James H. Smith*  
JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/91

PATRICK A. & LINDA L. APODACA

19019 N. POE VALLEY ROAD  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

PATRICK A. & LINDA L. APODACA

19019 N. POE VALLEY ROAD  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES H. SMITH, ESQ.  
1017 N. RIVERSIDE, SUITE 116  
MEDFORD, OR 97501

NAME, ADDRESS, ZIP

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

PATRICK A. & LINDA L. APODACA  
19019 N. POE VALLEY ROAD  
KLAMATH FALLS, OR 97603

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 8th day of April, 1991, at 9:46 o'clock A.M., and recorded in book/reel/volume No. M91 on page 6234 or as fee/tile/instrument/microfilm/reception No. 27880, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By *Pauline M. Muelender* Deputy

Fee \$28.00