

NE 64942

BARGAIN AND SALE DEED

Vol. M93 Page 17723

KNOW ALL MEN BY THESE PRESENTS, That VALERED E. SALMELA, a single man, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RAMON E. MONTOYA and JODY E. MONTOYA, 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:

A parcel of land located in Lot 21, Section 29, T35S., R 7 E.W.M. Klamath County, Oregon; more particularly described as follows:

Beginning at a one-half inch iron pipe being the Southwest corner of said Lot 21, which bears North 1321.3 feet from the section corner common to Sections 30, 29, 31, and 32, T 35S., R7 E.W.M., thence N. 89°26' E.. 1287.1 feet to a one-half inch iron pipe on the west boundary line fence of State Highway N. 427 right-of-way; thence N. 12°06' W., 120 feet along said boundary line fence to a one-half inch iron pipe being in the Southeast corner of said parcel and true point of beginning; thence S89°26'W., 363 feet to a one-half inch iron pipe; thence N. 12°06' W. 120 feet; thence, N. 89°26' E., 363 feet to said boundary line fence; thence S. 12°06' E. 120 feet along said boundary line fence to the southeast corner of said parcel and true point of beginning.

(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 \$1.00

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE SPECIFIED, AND THAT THE GRANTOR HAS THE RIGHT TO CONVEY THE SAME.~~

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 6th day of July, 1993; 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.

Valfred E. Salmela

STATE OF OREGON, County of _____, ss. This instrument was acknowledged before me on July 7, 1993,

by Valfred E. Salmela

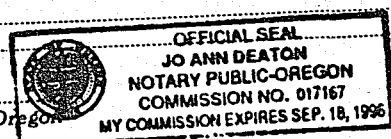
This instrument was acknowledged before me on July 9, 1993,

by Sandra Blagovitch

as _____ of _____

Jo Ann Deaton Notary Public for Oregon

My commission expires Sept 18, 1996



Valfred E. Salmela 30770 Modoc Point Rd. Chiloquin, OR 97624 GRANTOR'S NAME AND ADDRESS
Ramon E. & Jody E. Montoya 30974 Modoc Point Rd. Chiloquin, OR 97624 GRANTEE'S NAME AND ADDRESS
After recording return to: Ramon E. & Jody E. Montoya 30974 Modoc Point Rd. Chiloquin, OR 97624 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Ramon E. & Jody E. Montoya 30974 Modoc Point Rd. Chiloquin, OR 97624 NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

SPAC Valfred E. Salmela

RECO on this 21st day of July A.D., 19 93
at 11:33 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 17723
Evelyn Biehn County Clerk
By Dorene Muelender Deputy.

Fee, \$30.00

CA 30.00