

NL

71539

K-45842

BARGAIN AND SALE DEED

Vol. 193

Page

30669

KNOW ALL MEN BY THESE PRESENTS, That DAVID A. WILSON, VIOLET E. FEWEL, ABIGAIL K. ALEXANDER and SHARRON A. WILCOXEN who acquired title as Abigail K. Alexander and Sharon A. Wilcoxen for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY GARCIA and PATRICIA L. GARCIA, 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:

Township 36 South, Range 10 East Willamette Meridian, Section 14: Beginning at a Point 2800 Feet South and 1133 Feet East of the NW Corner of Section 14, Thence North 160 feet, Thence East 180 feet, Thence South 160 feet, Thence West to the Point of Beginning.

SUBJECT TO water and sanitation. Grantees must conform to County and State requirements as to water and sanitation.

(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 \$ 3,400.00

~~For the whole or part of the~~ (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See OES 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 17 day of November, 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.

Scott A. Fewel with Power of Attorney for David A. Wilson

-CONTINUED ON REVERSE-

OREGON

STATE OF OREGON, County of Benton ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on November 17, 1993,

by Scott A. Fewel

with Power of Attorney

for David A. Wilson

Kristen Q. Cox

Notary Public for Oregon OREGON

My commission expires 2/28/96

David A. Wilson  
5430 Rosedale Rd.  
Saginaw, MI 48603  
Grantor's Name and Address

Larry & Pat Garcia  
P.O. Box 59  
Sprague River, OR 97639  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Larry & Pat Garcia  
P.O. Box 59  
Sprague River, OR 97639

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Larry & Pat Garcia  
P.O. Box 59  
Sprague River, OR 97639

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/roll/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

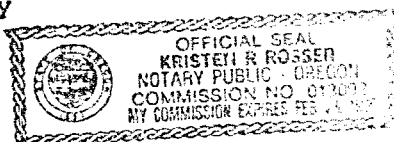
TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Scott A. Fewel with Power of Attorney for Violet E. Fewel  
 Scott A. Fewel with Power of Attorney  
 for Violet E. Fewel

STATE OF OREGON                    )  
   ) ss.  
 County of Benton                    )

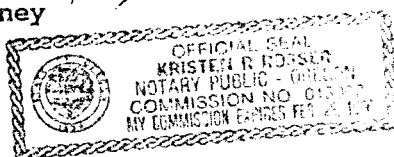


This instrument was acknowledged before me on November 17, 1993, by Scott A. Fewel with Power of Attorney for Violet E. Fewel.

Kristeen R. Rosser  
 NOTARY PUBLIC OF OREGON  
 My Commission Expires: 2/28/96

Scott A. Fewel with Power of Attorney for Abigail K. Alexander  
 Scott A. Fewel with Power of Attorney  
 for Abigail K. Alexander

STATE OF OREGON                    )  
   ) ss.  
 County of Benton                    )

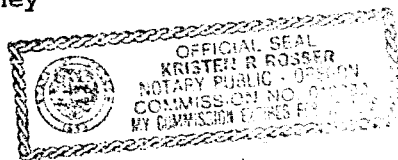


This instrument was acknowledged before me on November 17, 1993, by Scott A. Fewel with Power of Attorney for Abigail K. Alexander.

Kristeen R. Rosser  
 NOTARY PUBLIC OF OREGON  
 My Commission Expires: 2/28/96

Scott A. Fewel with Power of Attorney for Sharron A. Wilcoxon  
 Scott A. Fewel with Power of Attorney  
 for Sharron A. Wilcoxon

STATE OF OREGON                    )  
   ) ss.  
 County of Benton                    )



This instrument was acknowledged before me on November 17, 1993, by Scott A. Fewel with Power of Attorney for Sharron A. Wilcoxon.

Kristeen R. Rosser  
 NOTARY PUBLIC OF OREGON  
 My Commission Expires: 2/28/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 19th day  
 of Nov. A.D., 19 93 at 11:23 o'clock A M., and duly recorded in Vol. M93  
 of \_\_\_\_\_ Deeds on Page 30669

FEE \$35.00

Evelyn Biehn County Clerk  
 By Annette Mueller