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73329

12-23-93P03:06 RCVU

BARGAIN AND SALE DEED

Vol. m93 Page 34534

KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. KOPCZAK and D.D.1 Sports, Inc., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS EDWARD OTIS and RUTH D. OTIS, 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:

The N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land and an easement for joint user roadway and all other roadway purposes over and across a 60 foot wide strip of land lying west of, adjoining and parallel to the easterly boundary.

(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 \$ 12,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 16th day of December, 19 93, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Richard R. Kopczak  
RICHARD R. KOPCZAK, individually  
D.D.1 SPORTS, Inc.

by: Richard R. Kopczak  
Richard R. Kopczak, President

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on December 16, 19 93,  
by RICHARD R. KOPCZAK

This instrument was acknowledged before me on December 16, 19 93,  
by RICHARD R. KOPCZAK

as PRESIDENT  
of D.D.1 SPORTS, Inc.



Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/95

RICHARD R. KOPCZAK

P.O. Box 361  
Chiloquin, OR 97264

Grantor's Name and Address

EDWARD OTIS & RUTH D. OTIS

2835 Adriatic Avenue  
Long Beach, CA 90810

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Edward Otis & Ruth Otis  
2835 Adriatic Avenue  
Long Beach, CA 90810

Until requested otherwise send all tax statements to (Name, Address, Zip):

Edward Otis & Ruth Otis  
2835 Adriatic Avenue  
Long Beach, CA 90810

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 23rd day of Dec, 19 93, at 3:05 o'clock P.M., and recorded in book/reel/volume No. M93 on page 34534 or as fee/file/instrument/microfilm/reception No. 73329, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mullendore Deputy

Fee \$30.00