

NI ASPEN #0304063874025

BARGAIN AND SALE DEED

Vol. 94 Page 522

KNOW ALL MEN BY THESE PRESENTS, That
DOUGLAS W. HUTT
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JAMES R. ROACH, SR. and T. VIRGINIA ROACH
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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
AS THOUGH FULLY SET FORTH HEREIN.....

(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 \$10. CLEAR TITLE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 27 day of DECEMBER, 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.

DOUGLAS W. HUTT

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara

On 12/27/93 before me, ***Alice N.T. Phan***
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared ***Douglas W. Hutt***
NAME(S) OF SIGNER(S)

personally known to me • OR • proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
ALICE N. T. PHAN
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires July 22, 1994

Witness my hand and official seal.
Alice N.T. Phan
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☒ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

OPTIONAL SECTION

Title or Type of Document Bargain and Sale Deed

Number of Pages 01 Date of Document None

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Signer(s) Other than Named Above

All that part of the SE 1/4 SW 1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of Crescent Creek and Westerly of Highway #58 known as Willamette Highway.

EXCEPTING that portion deeded to Frederic E. Kerns, et ux., in Book 346 at Page 343, Deed Records of Klamath County, Oregon, and ALSO EXCEPTING that portion lying within the boundary of Brewers Ranchos. FURTHER EXCEPTING that portion deeded to Frederick E. Kerns, et ux., by deed dated September 6, 1970 and recorded in M-70 at Page 8578, Deed Records of Klamath County, Oregon.

CODE 205 MAP 2407-7CO TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ Jan _____ A.D., 19 94 at 3:22 o'clock _____ P. M., and duly recorded in Vol. _____ the 5th day
of _____ Deeds _____ on Page 522

FEE \$35.00

Evelyn Bienn

By

County Clerk

Quintessence Millenore