

76205

02-16-94P02:46 RCVD

BARGAIN AND SALE DEED

Vol. m94 Page 5190

KNOW ALL MEN BY THESE PRESENTS, That Molina Kirk

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Samuel A. Ramirez  
as conservator for Leslie Skeeter Kirk, minor  
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:

Old Orchard Manor lot 38  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County Oregon

(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 \$ 20,000.00

~~the whole of the consideration and the value of the property or value given or promised which is~~

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 11th day of February, 19 94,  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized 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.

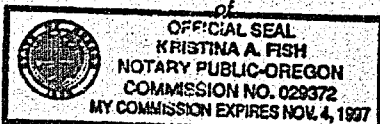
Molina Kirk  
Molina Kirk

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on February 11, 19 94,  
by Molina Kirk

This instrument was acknowledged before me on FEBRUARY 11, 19 94,  
by \_\_\_\_\_

as \_\_\_\_\_



Kristina A. Fish  
My commission expires 11-4-97 Notary Public for Oregon

Molina Kirk  
2724 Emerald  
Klamath Falls, OR 97602  
Grantor's Name and Address

Samuel A. Ramirez, Conservator  
514 Walnut Ave  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Samuel A. Ramirez  
514 Walnut Ave  
Klamath Falls, OR 97601

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
16th day of Feb, 19 94,  
at 2:46 o'clock P.M., and recorded  
in book/reel/volume No. M94 on  
page 5190 or as fee/file/instru-  
ment/microfilm/reception No. 76205,  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Debra M. Mullendore Deputy

Fee \$30.00