

78436

MAY 30 8 22 KR
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Burnell J. Hubert and Mabel E. Hubert, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto COLDWELL BANKER HOLMAN REALTY, INC., 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 E1/2 of NW1/4; Government Lots 1, 2 and 3; the NE1/4 of SW1/4 of Section 19, Township 60 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; the E1/2 of NE1/4 of Section 24, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Account No. 4013 00300 05700
Account No. 4014 01900 00300
Account No. 4014 01900 00700
Account No. 4014 01900 00500

Subject to statutory powers including powers of assessment, Klamath Project Langell Valley Irrigation District, easement rights of way of record and those apparent on the land, assessment rolls, tax rolls, disclosed property is subject to farms use valuation for tax purposes. If the land becomes disqualified for special assessment under statute additional tax may be levied.

Subject to the terms of the agreements recorded in Volume 202, page 133, Deed Records, Klamath County, Oregon, and Volume 225, page 439, Deed Records, Klamath County, Oregon

Subject to a contract of sale wherein Robert Dale Scobie agreed to sell to Burnell J. Hubert and Mabel E. Hubert and Joseph A. Ramirez and Connie C. Ramirez, which contract was recorded in volume M79, page 18531 and re-recorded in Volume M81, page 828, Microfilm records, Klamath county, Oregon, the Vendors' interest in said contract of sale which was assigned by Robert Dale Scobie to Douglas L. Pickell and Ruth A. Pickell by instrument recorded in Volume M83, page 7756, Microfilm records, Klamath County, Oregon, which said contract of sale the Vendees in this agreement do not assume and the Vendors agree to hold them harmless therefrom.

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 \$9,950.00.

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.

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 OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.380.

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WILLIAM S. BENCE
Attorney at Law
40 Main Street
KLAMATH FALLS, ORE.
97603
503/882-7223
OSB #70133

In Witness Whereof, the Grantors have executed this instrument on March 31, 1994:

Burnell J. Hubert
Burnell J. Hubert

Mabel E. Hubert
Mabel E. Hubert

STATE OF OREGON)
) SS
County of Klamath)

On March 31, 1994, personally appeared the above-named Burnell J. Hubert and Mabel E. Hubert, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/95

After recording, return to:
Mountain Title #3082-KR
222 S. 6th St.
Klamath Falls, OR 97601



until a change is requested,
will pay stamp fee:
No Change

STATE OF OREGON - COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 1st day
of April A.D. 19 94 at 1:35 o'clock P. M., and duly recorded in Vol. 194
of Deeds on Page 9642

RECEIVED \$357.00

Patlyn Riems County Clerk

WILLIAM SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE
97601
503/862-7224
OSR #70133

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