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06-02-94A11:27 RCVD

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## BARGAIN AND SALE DEED

GRANTOR'S NAME AND ADDRESS: James Bailes, 189 E. 214th, Carson, CA 90745.

GRANTEE'S NAME AND ADDRESS: Bankruptcy Estate of Richard R. Batsell and Katherine Batsell, c/o Eric R. -T. Roost, Trustee, 1280 Pearl Street, Eugene, OR 97401

TRUE CONSIDERATION: None

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: Eric R.-T. Roost, Trustee, Bankruptcy Estate of Richard R. Batsell and Katherine Batsell, 1280 Pearl St., Eugene, OR 97401

AFTER RECORDING RETURN TO: Eric R.-T. Roost, Roost & Daugirda, 1280 Pearl St., Eugene, OR 97401

James Bailes, Grantor, conveys to bankruptcy estate of Richard R. Batsell and Katherine Batsell, bankruptcy case no. 692-60590-R07, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

That portion of the E 1/2 NW 1/4 of Section 19, Township 40 South, Range 10 E. W. M., lying Northerly and Easterly of the Klamath Irrigation District "C" Canal.

The true consideration for this conveyance is \$0.

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.

Return to  
Eric T. Roost  
1280 Pearl St  
Eugene Oregon 97401

James Bailes 4-30-94  
James Bailes, Grantor

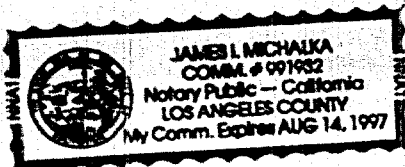
## ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On April 30 1994 before me, JAMES I. MICHALKA (name, title of officer), personally appeared JAMES BAILES, who 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.

WITNESS my hand and official seal.



Signature

## CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL(S) SIGNING FOR HIMSELF/THEMSELVES

☐ CORPORATE OFFICER(S)

TITLE(S)

COMPANY

☐ PARTNER(S)

PARTNERSHIP

☐ ATTORNEY-IN-FACT

PRINCIPAL(S)

☐ TRUSTEE(S)

TRUST

☐ OTHER

TITLE(S)

SOLE

ENTITIES REPRESENTED

ENTITIES REPRESENTED

attached: Bargain & Sale Deed

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co the 2nd day of June, A.D., 19 94 at 11:27 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 17401

Evelyn Biehn

County Clerk

By Deanne Miller

FEE \$30.00