

84115 07-11-94 P01:16 RCVD

K-46055
BARGAIN AND SALE DEED

Vol m94 Page 21398

KNOW ALL MEN BY THESE PRESENTS, That NORMAN C. JAMES
and CAROLE J. JAMES HUSBAND AND WIFE
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JOHN CHAVARRIA, SR. an unmarried man
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:

Lots 5 & 6, BLOCK 1, MISTY MOUNTAIN, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 \$ 18,000.00

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 11th day of July, 1994;
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.

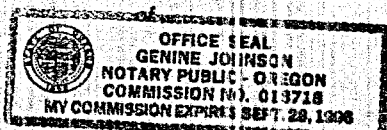
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

NORMAN C. JAMES
CAROLE J. JAMES

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on July 11, 1994,
by NORMAN C. JAMES and CAROLE J. JAMES

This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Jenine Johnson

Notary Public for Oregon

My commission expires September 28, 1996

NORMAN C. JAMES
CAROLE J. JAMES

Grantor's Name and Address

JOHN CHAVARRIA, SR.

Grantee's Name and Address

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

JOHN CHAVARRIA, SR.
8607 MCLAUGHLIN LN.
KLAMATH FALLS, OR 97601

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

JOHN CHAVARRIA, SR.
8607 MCLAUGHLIN LN.
KLAMATH FALLS, OR 97501

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
11th day of July, 1994,
at 3:16 o'clock P.M., and recorded
in book/reel/volume No. M94 on
page 21398 or as fee/file/instru-
ment/microfilm/reception No. 84115,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Richn, County Clerk

NAME

TITLE

By Audine Mulenda Deputy

Fee \$30.00