

85975

08-15-94P02:05 RCVD

BARGAIN AND SALE DEED

Volm 94 Page 25216

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. NEGRETE & PATRICIA E. NEGRETE, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID LUEVANO NEGRETE and PATRICIA ELAINE NEGRETE, trustees, or their Successor, under the DAVID LUEVANO AND PATRICIA ELAINE NEGRETE FAMILY TRUST dated June 10, 1992, 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:

Government Lot 1 and 8 in Section 5, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a fourteen (14) foot easement more particularly described in Agreement for Easement recorded November 13, 1981 in Volume M81, page 19840, Microfilm Records of Klamath County, Oregon.

Tax Account NO. 4011 00000 00300

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 0.

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 15 day of AUGUST, 1994; 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.

David L. Negrete
Patricia E. Negrete

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 15th, 19 94,

by **David L. Negrete and Patricia E. Negrete**

This instrument was acknowledged before me on _____, 19 _____,

by _____,

as _____,

of _____

Carol A. McCullough

Notary Public for Oregon

My commission expires Nov. 11, 1997



OFFICIAL SEAL
CAROL A. MCCULLOUGH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029459
MY COMMISSION EXPIRES NOV 11, 1997

DAVID L. & PATRICIA E. NEGRETE
25838 Lucille Avenue
Lomita, CA 90717

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTOR - David & Patricia Negrete
25838 Lucille Ave.
Lomita, CA 90717

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTOR - David & Patricia Negrete
25838 Lucille Ave.
Lomita, CA 90717

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of Aug, 19 94, at 2:05 o'clock P.M., and recorded in book/reel/volume No. M94 on page 25216 or as fee/file/instrument/microfilm/reception No. 85975 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By *Carol A. McCullough* Deputy

Fee \$30.00