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mtc 33392
BARGAIN AND SALE DEED

Vol. 194 Page 34923

KNOW ALL MEN BY THESE PRESENTS, That RICHARD J. CABRAL

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CRAIG CAHOON and DEBRA CAHOON, husband and wife, as TENANTS IN COMMON, 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:

(LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT "A" AND MADE A PART HEREOF)

(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 \$ 606,250.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28th day of October, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer of 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

RICHARD J. CABRAL

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 28, 1994, by Richard J. Cabral

This instrument was acknowledged before me on , 19, by



Mary Kenneally
Notary Public for Oregon
My commission expires 4/20/96

Richard J. Cabral
P. O. Box 725
Sprague River, Oregon 97639
Grantor's Name and Address
Craig Cahoon and Debra Cahoon
19375 Eighth Road
Cottonwood, Ca. 96022
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Mr. and Mrs. Craig Cahoon
19375 Eighth Road
Cottonwood, California 96022
Until requested otherwise send all tax statements to (Name, Address, Zip):
Mr. and Mrs. Craig Cahoon
19375 Eighth Road
Cottonwood, California 96022

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/roll/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

11-14-94P02:58 RCVD

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 32: The S1/2 of the SW1/4 lying East of the center thread of Sprague River, and the SE1/4 lying South of the center thread of Sprague River.

Section 33: The W1/2 of the SW1/4 lying South of the center thread of Sprague River, and the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 lying South and West of the center thread of Sprague River.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Lots 2 and 3 lying North and West of the center thread of Sprague River, that part of the NW1/4 of the NW1/4 and S1/2 of the NW1/4 lying North and West of the center thread of Sprague River, and the NW1/4 of the SW1/4 lying North of the center thread Sprague River.

Section 5: The NE1/4; the E1/2 of the NW1/4 lying East of the center thread of Sprague River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of Nov. A.D., 19 94 at 2:58 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 34923.

FEE \$35.00

Evelyn Biehn County Clerk

By Synette [Signature]