

93556

01-12-95P03:46 RCVD

BARGAIN AND SALE DEED

Vol. m95 Page 906

KNOW ALL MEN BY THESE PRESENTS, That

TIM M. AMUCHASTEGUI and CECILIA M. AMUCHASTEGUI, husband & wife, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
J. BRUCE OWENS and E. MARIE OWENS, husband & wifehereinafter 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 6 and 10, Block 2, TRACT 1263, QUAIL RIDGE SUBDIVISION, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

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 \$ 49,000.00

~~ON ANY DEED OR INSTRUMENT WHEREIN THE WORDS "HUSBAND AND WIFE" ARE USED, THE SIGNATURES OF BOTH PARTIES MUST BE AFFIXED TO THE DEED OR INSTRUMENT. IF THE DEED OR INSTRUMENT IS SIGNED BY ONE PARTY ONLY, IT IS VOID. IF THE DEED OR INSTRUMENT IS SIGNED BY TWO PARTIES, BUT ONE OF THE PARTIES IS NOT A PARTY TO THE TRANSACTION, IT IS VOID. IF THE DEED OR INSTRUMENT IS SIGNED BY TWO PARTIES, AND BOTH ARE PARTIES TO THE TRANSACTION, BUT ONE OF THE PARTIES IS NOT A PARTY TO THE TRANSACTION, IT IS VOID. IF THE DEED OR INSTRUMENT IS SIGNED BY TWO PARTIES, AND BOTH ARE PARTIES TO THE TRANSACTION, AND BOTH ARE A PARTY TO THE TRANSACTION, IT IS VALID.~~

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 10th day of January, 1995.

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.

TIM M. AMUCHASTEGUI

CECILIA M. AMUCHASTEGUI

Klamath

STATE OF OREGON, County of Klamath) ss.

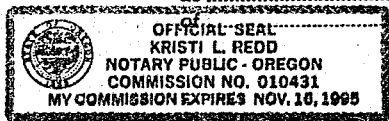
This instrument was acknowledged before me on January 10, 1995.

by TIM M. AMUCHASTEGUI and CECILIA M. AMUCHASTEGUI

This instrument was acknowledged before me on January 10, 1995.

by

as



Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/95

TIM M. AMUCHASTEGUI & CECILIA M. AMUCHASTEGUI
259 Southshore Lane
Klamath Falls, OR 97601

Grantor's Name and Address

J. BRUCE OWENS & E. MARIE OWENS
1989 Terrace Avenue
Klamath Falls, OR 97601

Grantee's Name and Address

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

J. BRUCE OWENS & E. MARIE OWENS
1989 Terrace Avenue
Klamath Falls, OR 97601

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

J. BRUCE OWENS & E. MARIE OWENS
1989 Terrace Avenue
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDING'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of Jan, 1995
at 3:46 o'clock P.M., and recorded
in book/reel/volume No. M95 on
page 906 or as fee/file/instru-
ment/microfilm/reception No. 93556,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By Pauline M. Moulton, Deputy

Fee \$30.00