

NA 95277

BARGAIN AND SALE DEED

Vol. 9.5 Page 3990

KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, Trustee under Trust Agreement dated December 31, 1986, hereinafter called grantor, for the consideration hereinafter stated does hereby grant, bargain, sell and convey unto Ramiro Vela hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

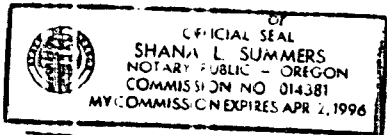
Lot 24, Block 3, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County, subject to conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

(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 \$ 6,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is described in the consideration (indicate which) (The sentence between the symbols D, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and when the context requires, the singular includes the plural and all grammatical enlarges 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 20 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 authorized to do so by or for 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 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 30.900

Thomas C. Howser, Trustee

STATE OF OREGON, County of Jackson, ss.
This instrument was acknowledged before me on February 20, 1995, by Thomas C. Howser.
This instrument was acknowledged before me on _____, 19____, by _____, ss.



Shana L. Summers
Notary Public for Oregon
My commission expires 4-2-96

Thomas C. Howser, Trustee
P.O. Box 640
Ashland, Oregon 97520
Grantor's Name and Address

Ramiro Vela
6230 Freedom Lane
Citrus Heights, CA 95621
Grantee's Name and Address

After recording return to (Name, Address, Zip):
BLM Services, Inc.
247 E. Tahquitz Cyn. Way #27
Palm Springs, CA 92262

Send requested otherwise send all tax statements to (Name, Address, Zip):
Ramiro Vela
6230 Freedom Lane
Citrus Heights, CA 95621

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 20th day of Feb, 1995, at 10:45 o'clock A.M. and recorded in book/reel/volume No. 495 on page 3990 or as fe/file/instrument/microfilm, reception No. 95277, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Bemetha G. Letsch, Co. Clerk
NAME TITLE
By _____ Deputy

FEE: \$30.00