

NA BARGAIN AND SALE DEED

NTC 1396 7496

KNOW ALL MEN BY THESE PRESENTS, That BENEFICIAL OREGON INC., dba BENEFICIAL MORTGAGE COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT C. JOHNSON dba ALBERNI DEVELOPMENT COMPANY, 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:

PARCEL 6:

A portion of the S1/2 N1/2 SE1/4 and a portion of the North 16.88 feet of the S1/2 SE1/4 that is lying East of the Easterly right of way line of the Malin-Bonanza Road in Section 24, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The South Half of Government Lot 2, Section 30, Township 40 South, Range 12 East of the Willamette Meridian, 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 \$.....

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 1st day of May, 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 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.

Beneficial Oregon Inc., dba
Beneficial Mortgage Company
Leroy A. Haug, Vice President
Jean A. Luttringer, Vice President

STATE OF OREGON, County of ss.
This instrument was acknowledged before me on, 19....., by
This instrument was acknowledged before me on, 19....., by
as
of

Notary Public for Oregon
My commission expires

Beneficial Mtg

Grantor's Name and Address
Robert C. Johnson

Grantee's Name and Address
Robert C. Johnson
P.O. Box 2270
Lake Havasu City AZ 86405

After recording return to (Name, Address, Zip):
Robert C. Johnson
P.O. Box 2270
Lake Havasu City AZ 86405

Until requested otherwise send all tax statements to (Name, Address, Zip):
Same - no change

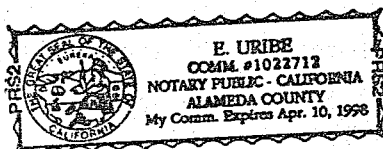
SPACE RESERVED
FOR
RECORDER'S USE

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/reel/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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of AlamedaOn 5/1/95 before me, E. Uribe, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared LeRoy M. Haug and Jean A. Luttringer
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER

Vice Presidents

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Bargain and Sale Deed

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

May 1, 1995

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
 of May A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 12296.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00