

2118

BARGAIN AND SALE DEED

Vol. 1795 Page 16825

KNOW ALL MEN BY THESE PRESENTS, That Donald T. Bowden and Alice M. Bowden, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James L. Mc Cashen and Raelyn Mc Cashen husband and wife, 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:

Lot 10, Block 1, SUN FOREST ESTATES, according to the official plat on file in the office of the county clerk of Klamath County, Oregon

\*\*SEE REVERSE

(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 \$3,500.00. ~~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 92.030.)

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 20 day of JUNE, 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.

*Donald T. Bowden*  
*Alice M. Bowden*

STATE OF OREGON, County of DECATUR

This instrument was acknowledged before me on 6/20, 1995, by *Shirley A. Defoe*

This instrument was acknowledged before me on         , 19    , by



*Shirley A. Defoe*  
Notary Public for Oregon  
My commission expires 1-25-96

Donald T. Bowden and Alice M. Bowden  
PO Box 553 Lapine, OR. 97739

Grantor's Name and Address

James and Raelyn Mc Cashen  
H C 61 Box 1271 Lapine, Or 97739

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
James and Raelyn McCashen  
H C 61 Box 1271  
Lapine, Oregon 97739

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

Same as above (Grantee's)

SPACE RESERVED  
FOR  
RECORDEN'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of June, 1995, at 2:25 o'clock P.M., and recorded in book/reel/volume No. 1795 on page 16825 or as fee/file/instrument/microfilm/reception No. 2118, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co. Clerk

NAME

TITLE

By *Annette Mueller* Deputy

Fees; \$30.00