

NA

10371

K-47521

BARGAIN AND SALE DEED

Vol. M95 Page 33741

KNOW ALL MEN BY THESE PRESENTS, That

HELEN B. JOHNSON

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KIRK AUSTIN

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:

Government Lots 3 & 4 and the S 1/2 of the NW 1/4 of Section 4, Township 36 South, Range 11 East of the Willamette Meridian.

SUBJECT TO: Reservations, restrictions, rights, rights of way and easements, if any, apparent on the ground and of record in Official Records of said County,.

(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 \$ 2,915.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 20th 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 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

URS 30931

OFFICIAL SEAL

S.C. STATE OF CALIFORNIA

NOTARY PUBLIC - CALIFORNIA

COMMISSION # 947200

LOS ANGELES COUNTY

My Commission Exp. June 4, 1998

California

COUNTY OF LOS ANGELES

This instrument was acknowledged before me on

HELEN B. JOHNSON

My Commission Exp. June 4, 1998

This instrument was acknowledged before me on

by

Helen B. Johnson
HELEN B. JOHNSON

HELEN B. JOHNSON

Los Angeles

ss. 1/20, 1995

HELEN B. JOHNSON

My Commission Exp. June 4, 1998

This instrument was acknowledged before me on

by

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STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11 day of Dec., 1995, at 3:19 o'clock P.M., and recorded in book/reel/volume No. M95 on page 33741 or as fee/file/instrument/microfilm/reception No. 10371, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By Cheryl Letsch Deputy

Fee \$30.00

Helen B. Johnson
22824 Cohasset St.
West Hills, CA 91307

Grantor's Name and Address

Grantee's Name and Address

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

KIRK AUSTIN

C/O 22824 COHASSET STREET 2130 Fifth Ave.
WEST HILLS CA 91307 San Rafael, CA 94901

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

KIRK AUSTIN

C/O 22824 COHASSET STREET 2130 Fifth Ave.
WEST HILLS CA 91307 San Rafael, CA 94901

SPACE RESERVED
FOR
RECORDER'S USE

'95 DEC 11 P3:19