

12748

MTC 57036

## BARGAIN AND SALE DEED

SARGEANT

KNOW ALL MEN BY THESE PRESENTS, That ADOLFO P. ANDRADE AND SUSAN M.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ADOLFO P. PIZANO-ANDRADE AND SUSAN M. PIZANO, husband and wife, hereinafter called grantor, 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 21 in Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of 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 \$ change vesting.

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 26th day of January, 1996, 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.

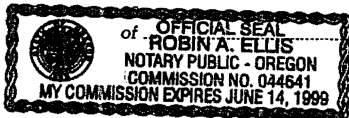
Adolfo P. Andrade

Susan M. Sargeant

STATE OF OREGON, County of Klamath Susan M. Sargeant ss.

This instrument was acknowledged before me on January 26, 1996, by Susan M. Sargeant

This instrument was acknowledged before me on January 26, 1996, by Susan M. Sargeant



Robin A. Ellis

Notary Public for Oregon

My commission expires 6-14-99

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1996, 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

Grantor's Name and Address

Adolfo P. Pizano-Andrade

Susan M. Pizano

P O Box 488, Keno, OR 97627

Grantee's Name and Address

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

KLAMATH FIRST FEDERAL S&amp;LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

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

SPACE RESERVED  
FOR  
RECORDER'S USE

96 JAN 31 AM 51

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 28th day of January, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Adolfo Pizano Andrade

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that.....executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Camille Womack

Notary Public for Oregon.

My Commission expires April 25, 1999

*Bargain and Sale Deed attachment*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day of Jan A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 2822.

FEE \$35.00

By Bernetha G. Gersch County Clerk