

18834

BARGAIN & SALE DEED

Vol. m96 Page 15491

JAMES F. CHRISTINA AND JUDITH J. CHRISTINA, Husband and Wife,
Grantors, convey to JAMES FRANCIS CHRISTINA and JUDITH JO CHRISTINA as Initial
Co-Trustees of THE CHRISTINA FAMILY TRUST DATED JUNE 23, 1994, Grantee, the
following described real property in Klamath County, Oregon:

PARCEL 1:

Lot 11 in Block 23, Tract No. 1005, FOURTH ADDITION TO KLAMATH
RIVER ACRES, Klamath County, Oregon.

TOGETHER WITH an undivided 1/2 interest in the well and pump located on
Lot 1, Block 15 of First Addition to Klamath River Acres; also together with an easement for the
purposes of access to said well.

PARCEL 2:

Lot 1, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO; Right of Way for electric power transmission and incidentals
225 feet wide, as conveyed to the California Oregon Power Company and shown on the
recorded plat, (affects rear 112 feet more or less); Reservations as contained in plat dedication;
Easements and rights of way of record and those apparent on the land, if any.

ALSO SUBJECT TO an undivided one-half interest in a well located on the
subject property and conveyed for the benefit of Lot 11, Block 23, FOURTH ADDITION TO
KLAMATH RIVER ACRES, including the terms and provisions thereof, set forth by said
conveyance recorded February 10, 1977, in Volume M77, page 2488, Microfilm Records of
Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1.00.

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.

Dated this 12 day of July, 1994.

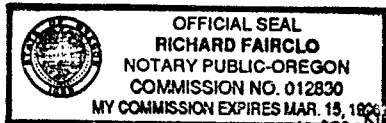
James F. Christina
Judith J. Christina

STATE OF OREGON]

County of Klamath]

] ss.
]

The foregoing instrument was acknowledged before me this 12 day of July, 1994, by
JAMES F. CHRISTINA AND JUDITH J. CHRISTINA, Husband and Wife.



Send tax statements to: No change.

Richard Fairclove
Notary Public for Oregon
My Commission expires:

RICHARD FAIRCLOVE
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Richard Fairclove the 29th day
of May A.D., 19 96 at 1:29 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 15491.

Bernetha G. Letsch, County Clerk

By [Signature]

FEE \$30.00

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