

21612

BARGAIN AND SALE DEED

Vol. m96 Page 21491

KNOW ALL MEN BY THESE PRESENTS, That Dorothy M. Hill

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

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:

20.21 Acres
Known as Lot 16 in Block 1, Tract 1168,
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 \$ 30,000

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 12 day of July, 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.

Dorothy M. Hill

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 _____

STATE OF OREGON,

County of _____) ss.

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/title/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Dorothy M. Hill
33946 Windmill rd
Bellflower, Ca 92525
Grantor's Name and Address

Dale Dubia
10006 Rosecrans Ave
Bellflower Ca 90706
Grantee's Name and Address

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

Dale Dubia
10006 Rosecrans Ave
Bellflower Ca 90706

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

Dale Dubia
10006 Rosecrans Ave
Bellflower Ca 90706

96 JUL 18 P2:06

CA 35-1000

State of California

County of Riverside

On 7-17-96 before me, Retha Sue Huffman, personally
 appeared Dorothy M. Hill

☐ 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.

Retha Sue Huffman



OPTIONAL

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

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 7-17-96 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Dorothy M. Hill

☒ Individual

☐ Corporate Officer

Title(s): _____

☐ Partner--☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing:

Self

Signer's Name: _____

☐ Individual

☐ Corporate Officer

Title(s): _____

☐ Partner--☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dale Dubia the 18th day
 of July A.D., 1996 at 2:06 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 21491

FEE \$35.00
 1.00/c

Bernetha G Letsch, County Clerk

By Cheryl Shouse