

22815

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jimmie D. Huggins and Alfreda M. Huggins and Irene B. Huggins, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jimmie Douglas Huggins, Jr. a married man, 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:

See attached legal description of which is made a part hereof by this reference.

(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 \$ -0-

① 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) ② (The sentence between the symbols ①, 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.

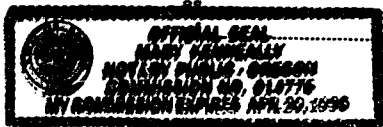
In Witness Whereof, the grantor has executed this instrument this 4th day of May, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 7, 1985,
by Irene Hussion

This instrument was acknowledged before me on _____, 19____.



Mark Kennally
My commission expires 4/20/16 Notary Public for Oregon

1. Jimmie D. Huggins
 Alfreda M. Huggins
 Irene Huggins
 Grantor's Name and Address
 Jimmie Douglas Huggins Jr.

.....
Grantee's Name and Address
 After recording return to (Name, Address, Zip):
Jimmie Douglas Huggins Jr.

2517 Calcasieu
Caree, Co. 95307

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

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

Witness my hand and seal of
County affixed.

NAME _____ TITLE _____

By _____ Deputy _____

SCHEDULE C

The land referred to in this Policy is described as follows:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the SW1/4 of Section 7, said point also being the S1/4 corner of said Section 7; thence North 89 degrees 42' West 770.3 feet to a point on the Westerly right of way of Wocus Road; thence North 06 degrees 02' East along the Westerly right of way of said Wocus Road 1446.9 feet to a 1/2" iron pin marking the true point of beginning of this description; thence from said true point of beginning North 06 degrees 02' East along the Westerly right of way of said Wocus Road 180.00 feet to a 1/2" iron pin; thence North 89 degrees 49' West 360.00 feet to a 1/2" iron pin; thence South 00 degrees 11' West 179.07 feet to a 1/2" iron pin; thence South 89 degrees 49' East 341.65 feet to the true point of beginning.

Tax Account No.: 3809 007C0 03800

24232

STATE OF CALIFORNIA,

COUNTY OF Stanislaus

} S.S.

On MAY 11, 1995, before me, Bobbie Sesma
 a Notary Public in and for said County and State, personally
 appeared Jimmie D. Huggins and Alfreda M. Huggins*****

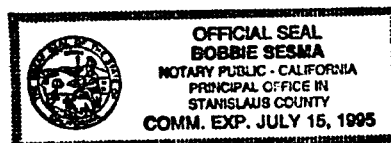
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Bobbie Sesma

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jimmie D Huggins Jr. the 8th day
 of August A.D., 19 96 at 10:23 o'clock A.M., and duly recorded in Vol. M96,
 of Deeds on Page 24230.

FEE \$40.00

Bernetha G Letsch, County Clerk

By Bernetha G Letsch

AUGUST 08, 1996

Doc NO 22816

NO RECORD

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