

NA

28316

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jack R. Chapman and Joannah M. Chapman Trustees of the Joanna M. Chapman 1979 Living Trust and Jack R. Chapman and **, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James L. Chapman and Sandra L. Chapman, Trustees for the James L. Chapman 1977 Living Trust, dated 12/2/77, 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:

** and Joannah M. Chapman Trustees of the Jack R. Chapman 1979 Living Trust

TOWNSHIP 39 SOUTH, RANGE 11 $\frac{1}{2}$ EAST OF THE WILLAMETTE MERIDIAN:

Section 19: Lots 3, 4, 5, and 6, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 20: NW $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 32 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN:

Section 7: Lots 3 and 4, E $\frac{1}{2}$ SW $\frac{1}{4}$

RESERVING UNTO GRANTORS or the survivor of them, a life estate in the family dwelling house situate in Section 20, Twp. 39 S. R. 11 $\frac{1}{2}$ E.W.M.

(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 \$fulfillment.

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 14th day of November, 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 30.030.

Jack R. Chapman
 Jack R. Chapman, Trustee

Joannah M. Chapman
 Joannah M. Chapman, Trustee

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 14, 1996, by Jack R. Chapman and Joannah M. Chapman, Trustees

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



OFFICIAL SEAL
 TRUDIE DURANT
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 027875
 MY COMMISSION EXPIRES SEP. 30, 1997

Trudie Durant
 Notary Public for Oregon

My commission expires _____

Jack R. Chapman and Joannah M. Chapman Trust

Grantor's Name and Address

James L. Chapman
 Sandra L. Chapman Trust

Grantee's Name and Address

After recording return to (Name, Address, Zip):
 James and Sandra Chapman
 18552 N. Poe Valley Rd.
 Klamath Falls, Or 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
 James and Sandra Chapman
 18552 N. Poe Valley Rd.
 Klamath Falls, Or 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of November, 1996, at 2:53 o'clock P.M., and recorded in book/reel/volume No. M96 on page 35858 or as fee/title/instrument/microfilm/reception No. 28316, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Ross Deputy

Fee: \$30.00

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