

NA

32311

BARGAIN AND SALE DEED

Vol. M97 Page 3360

KNOW ALL MEN BY THESE PRESENTS, That ISMAEL O. MORELOS and REFUGIO MORELOS, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWARD A. MEDINA and ROSE MARIE MEDINA, husband and wife, 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 ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Unrecorded Real Estate Contract, subject to the terms and provisions thereof dated July 17, 1993 between R. C. Hutcheson and Marian R. Chadronnet, as Vendors and Isamel Morelos O. and Refugio Morales, husband and wife, as Vendees; and Trust Deed recorded on July 19, 1993 in Volume M93, apge 17446, Microfilm Records of Klamath County, Oregon in favor of R. C. Hutcheson and Marian R. Chadronnet, as Beneficiary. The above named Grantees hereby agree to assume and pay in full the above described Real Estate Contract and Trust Deed.

(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 \$ 30,000.00.

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 December, 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.

ISMAEL MORELOS

ISMAEL O. MORELOS

Refugio Morales

REFUGIO MORELOS

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 26, 1996, by ISMAEL O. MORELOS and REFUGIO MORELOS

This instrument was acknowledged before me on December 26, 1996, by ISMAEL O. MORELOS and REFUGIO MORELOS

as ISMAEL O. MORELOS and REFUGIO MORELOS



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ISMAEL O. MORELOS & REFUGIO MORELOS
2244 Vine Ave
Klamath Falls, OR 97601
Grantor's Name and Address

EDWARD A. MEDINA & ROSE MARIE MEDINA
209 Hillside
Klamath Falls, OR 97601
Grantee's Name and Address

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

EDWARD A. MEDINA & ROSE MARIE MEDINA
209 Hillside
Klamath Falls, OR 97601

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

EDWARD A. MEDINA & ROSE MARIE MEDINA
209 Hillside
Klamath Falls, OR 97601

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 26th day of December, 1996, at 10 o'clock AM, and recorded in book/reel/volume No. 3360 on page 1 or as fee/file/instrument/microfilm/reception No. 3360, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME Kristi L. Redd TITLE Notary Public for Oregon
By Kristi L. Redd Deputy

97 FEB -4 AM 1:14

3361

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South line of the Highway #39 through Merrill, Oregon, distant 1,145.0 feet East of and 40 feet South from the Northwest corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being the Northeast corner of property herein described; thence South to Lost River; thence upstream along said Lost River to a point due South of a point 50 feet West of the above point of beginning; thence North to the South line of said Highway; thence East along highway 50 feet to the point of beginning, being a part of Government Lot 2 of Section 12 aforesaid.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 4th day
of February A.D., 19 97 at 11:14 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 3360.

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross