

NS

36512

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JAMES L. RUST & MATA ANN RUST
27640 WESTSIDE RD.

KLAMATH FALLS, OR 97601

GILFRED BACA & SUE BACA

22923 CLOVER WAY

KLAMATH FALLS, OR 97601

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

GILFRED BACA & SUE BACA

22923 CLOVER WAY

KLAMATH FALLS, OR 97601

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

GILFRED BACA & SUE BACA

22923 CLOVER WAY

KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

MTC 1396-8215

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of April, 1997, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M97 on page 12286 and/or as fee/file/instrument/microfilm/reception No. 36512-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rosa, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JAMES L. RUST and MATA ANN RUST, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GILFRED BACA & SUE BACA, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 27 in Block 2 of Tract No. 1017, MOUNTAIN LAKE HOMESITES, 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)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. loan

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ fulfillment of. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of April, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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.

x James L. Rust
x Mata Ann Rust

STATE OF OREGON, County of Klamath } ss.
This instrument was acknowledged before me on April 21, 1997,
by JAMES L. RUST & MATA ANN RUST
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



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

97 APR 22 4:34 PM