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FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate)

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BARGAIN AND SALE DEED

49271

Vol. 197 Page 38989

KNOW ALL MEN BY THESE PRESENTS, That

J.L. DEL RIO (Seller-owner), hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Harry and Geraldine Singh (buyers), 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:

Property(s) Locate in the first addition to Klamath Forest Estates On Sprague River, Oregon. Lot 25 in Block 44, (Peacepipe lane).

As per agreement of undersignees, (grantor-grantee), Agrees to pay the total price of say property(s), \$ 10,000.00 Dlls. At 10% per percent intrest annually. And payable as follow:

- In acceptance of this agreement, \$ 300.00 Dollars as the - earnest money deposit.
- And \$ 200.00 per month thereafter, or more as open contract without any penalties to pay off at any time.
- Payble to J.L. Del Rio, every first of each month, bïgenning September 1st. of 1997.

(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 \$ 10,000.00 dlls

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of September, 1997; 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.

Harry Singh (buyer)

Geraldine Singh (buyer)

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 SEE ATTACHMENT of

Notary Public for Oregon

My commission expires

J.L. Del Rio  
P.O. Box 1341  
Fresno, California 93715  
Grantor's Name and Address

Harry and Geraldine Singh  
6124 W. Olive Ave.  
Fresno, Calif. 93722  
Grantee's Name and Address

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

J.L. Del Rio  
P.O. Box 1341  
Fresno, Ca. 93715

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

Harry and Geraldine Singh  
6124 W. Olive ave.  
Fresno, Ca. 93722

Tel. (209) 271-8718

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/tile/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

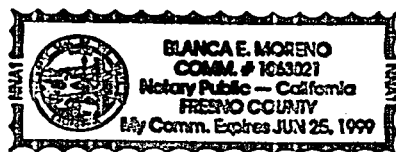
By Deputy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

38990

State of California  
 County of Fresno  
 On October 17, 1997 before me, Blanca E. Moreno, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Harry Singh and Geraldine Singh  
Name(s) of Signer(s)

☐ 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.

Blanca E. Moreno  
Signature of Notary Public

**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: October 17, 1997 Number of Pages: one

Signer(s) Other Than Named Above: - NONE -

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Harry Singh

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

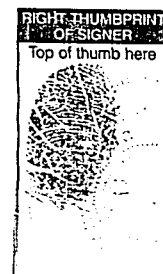
Signer Is Representing: \_\_\_\_\_



Signer's Name: Geraldine Singh

- ☒ 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 J.L. Del Rio the 28th day  
 of November A.D., 19 97 at 11:19 o'clock A. M., and duly recorded in Vol. M97  
 of Deeds on Page 38989

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross