

NS

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93 JAN -8 P3:11

Vol. M98 Page. 584

Grantor's Name and Address

Grantee's Name and Address

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

First American Title Company

422 Main Street

CE 5003

Klamath Falls, OR 97601

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

Everett Hubbard, Trustee

1850 El Verano Street

Redding, CA 96002

SPACE RESERVED
FOR
RECORDER'S USE

K-44181

CE 5003

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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____

John E. Hubbard and Everett C. Hubbard

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Everett Hubbard and Geraldine Hubbard, Trustees of the John Hubbard Irrevocable Trust, 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:

NW $\frac{1}{4}$ SE $\frac{1}{4}$ and all that portion of the SW $\frac{1}{4}$ lying Northerly and Easterly of the Lost River Channel Improvement in Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
TOGETHER WITH Roadway Easement as set out in Grant of Roadway Easement, recorded December 16, 1987, in Volume M87 page 22415, as corrected by Easement recorded January 24, 1992, in Volume M92 page 1477, Deed Records of Klamath County, Oregon.

SUBJECT TO Trust Deed M92 page 16433 which Grantees assume and agree to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none ☐ 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 Φ , 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 29 day of December, 1992; 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.

John E. Hubbard
John E. Hubbard
Everett C. Hubbard
Everett C. Hubbard

STATE OF OREGON, County of _____ ss.

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

by _____, 19____,

by _____, 19____,

as _____,

of _____,

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

585

No. 5907

State of California

County of Shasta

On December 29, 1997

DATE

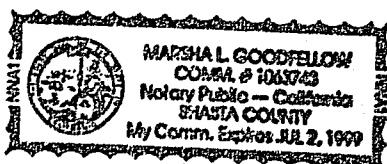
before me, Marsha L. Goodfellow, Notary Public

NAME, TITLE OF OFFICER - E.O., "JANE DOE, NOTARY PUBLIC"

personally appeared Everett C. Hubbard

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.

Marsha L. Goodfellow
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

586

No. 5907

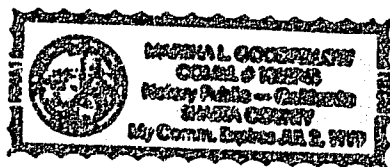
State of California
County of Shasta

On December 29, 1997 before me, Marsha L. Goodfellow, Notary Public
DATE NAME, TITLE OF OFFICER - E.O., "JANE DOE, NOTARY PUBLIC"

personally appeared John E. Hubbard

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.

Marsha L. Goodfellow
SIGNATURE OF NOTARY

OPTIONAL

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SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ First American Title _____ the 8th day of January A.D., 19 98 at 3:11 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 584

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose