

NS

56519

APR 16 P3:15 Vol. M98 Page 12622

Aaron A. Powless

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of April, 1998, at 3:15 o'clock P.M., and recorded in book/reel/volume No. M98 on page 12622 and/or as fee/file/instrument/microfilm/reception No. 56519-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K51856

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Aaron A. Powless

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Marco A. Colmenares and George I. Colmenares, not as tenants in common but with the rights 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:

*of survivorship.

Lot 2 Block 125, Resubdivision of Block 125, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated canal adjacent thereto.

(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 \$33,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of 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 23rd day of March, 1998; 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.

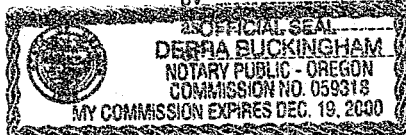
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Aaron A. Powless
Aaron A. Powless

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 23, 1998, by Aaron A. Powless

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



Derra Buckingham
Notary Public for Oregon
My commission expires 12-19-2000