

NS

56545

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98 APR 16 P3:31

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Grantee's Name and Address

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

Mr and Mrs. John Chavarria

P.O. Box 569

Keno Oregon 97627

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

Same as above

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 16th day of April, 1998, at 3:31 o'clock P.M., and recorded in book/reel/volume No. M98 on page 12680 and/or as fee/file/instrument/microfilm/reception No. 56545 -, Deeds

Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

Fee: \$30.00

MTC1396-9025

By Kathleen Rosa, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that
FORMERLY CAROLE JEANNE JAMES

JOHN M. CHAVARRIA AND CAROLE JEANNE CHAVARRIA

BUB

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN M. CHAVARRIA AND CAROLE JEANNE CHAVARRIA, 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:

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 1, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears South 89 degrees 18'17" East a distance of 1227.05 feet and South 00 degrees 19'02" West a distance of 410.0 feet from the Northwest corner of said Section 1, said beginning point, thence South 89 degrees 18'17" East a distance of 430.0 feet; thence South a distance of 345.98 feet to the centerline of OLD WAGON ROAD; thence along said centerline South 51 degrees 49'40" West 223.57 feet, South 59 degrees 19'40" West 285.98 feet, South 40 degrees 10'34" West 21.89 feet; thence leaving OLD WAGON ROAD North 00 degrees 19'02" East a distance of 651.99 feet, more or less to the point of beginning.

(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 \$10.00 change vesting. 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 13 day of April, 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.

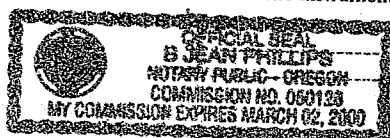
John M. Chavarria

Carole Jeanne Chavarria faly James

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 16, 1998, by John M. Chavarria and Carole Jeanne Chavarria faly James

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



Notary Public for Oregon

My commission expires 3-2-98