

NL

61105

BARGAIN AND SALE DEED

Vol. 1198 Page 22786

KNOW ALL MEN BY THESE PRESENTS, That

J.L. Del Rio (owner-grantor), hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Darryl Carter and JANA NELSON (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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Property(s) located in the first addition to Klamath Forest Estates. Of Sprague River, Oregon. Lot #8 Block 40, on little Fawn road.

The entire price to be pay for said above property(s), is \$5,500.00 (five thousand five hundred). At 10% per annum. Payable as follows in acceptance of this agreement \$200.00 and \$300.00 by May 30th. of 1998, as the earnest money-down payment. And 120.00 per month thereafter till pay in full.

Monthly payment to be made directly to: J.L. Del Rio
P.O. Box 1341
Fresno ca 93715

98 JUN 29 P2:56

(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 \$ 5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 15 day of May, 1998; 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.

X Darryl W. Carter (Buyer)
X JANA NELSON (Buyer)
X J.L. Del Rio (owner)

STATE OF California, County of Fresno ss.

This instrument was acknowledged before me on May 23rd, 1998,

by This instrument was acknowledged before me on May 23rd, 1998,

by

as

of

Notary Public for California

My commission expires

J.L. DEL RIO
P.O. BOX 1341
FRESNO CA 93715
Grantor's Name and Address
DARRYL CARTER & JANA NELSON
3772 So. MARKS AVE.
FRESNO CA 93706
Tel. (209) 486-7334
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):
DARRYL CARTER & JANA NELSON
3772 So. MARKS AVE.
FRESNO CA 93706

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

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

35

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

22787

No. 5907

State of CALIFORNIA

County of FRESNO

On MAY 23, 1998 before me, Lois I. Perry, Notary Public

DATE

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

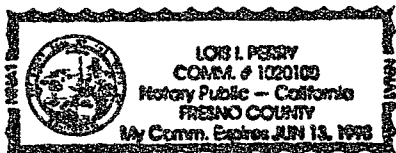
personally appeared Darryl Carter and Jana Nelson

A.M.V.

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.

[Signature]
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

Bargain And Sale Deed
TITLE OR TYPE OF DOCUMENT

- One -

NUMBER OF PAGES

5-23-98

DATE OF DOCUMENT

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

(J. L. DelRio)
SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29TH day
of JUNE A.D., 19 98 at 2:56 o'clock P M., and duly recorded in Vol. M98
of _____ DEEDS on Page 22786

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk