

02 DEC 3 AM 11:14

MTL 1396-4488

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Emilio Valle

P. O. Box 464

Fort Klamath, OR 97626

Grantor's Name and Address

Martin & Paula Sanchez

P. O. Box 464

Fort Klamath, OR 97626

Grantee's Name and Address

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

AmeriTitle - Coll #57134

222 S. 6th St.

Klamath Falls, OR 97601

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

Martin & Paula Sanchez

P. O. Box 464

Fort Klamath, OR 97626

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/03/2002 11:14 A m.

Vol M02, Pg 70155-56

Linda Smith, County Clerk

B Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EMILIO VALLE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

MARTIN SANCHEZ and PAULA SANCHEZ

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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.

(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 \$ 0. 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 ®, 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 on Nov. 26, 2002; 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.

EMILIO VALLE

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Nov. 26, 2002

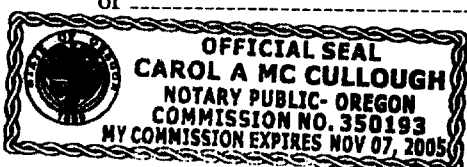
by Emilio Valle

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 11-7-05

EXHIBIT "A"
LEGAL DESCRIPTION

70156

A tract of land situated in that portion of Government Lot 25, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Dalles-California Highway and more particularly described as follows:

Beginning at an iron pin located in the Easterly boundary of the Dalles-California Highway, said point being South 8 degrees 41' East a distance of 1860.73 feet from the iron pin on the intersection of the North line of Government Lot 17 and the Easterly boundary of said Highway; thence South 89 degrees 43' East parallel with the North line of Government Lot 17, a distance of 250 feet to an iron pin; thence North 8 degrees 41' West parallel with said Dalles-California Highway a distance of 200 feet to an iron pin; thence North 89 degrees 43' West parallel with said North line of Government Lot 17 a distance of 250 feet to an iron pin on the Easterly boundary of said Highway; thence South 8 degrees 41' East along the Easterly boundary of said Highway, a distance of 200 feet more or less, to the place of beginning.

EXCEPTING THEREFROM, that portion conveyed to the State of Oregon, by and through its Department of Transportation Highway Division by instrument recorded June 4, 1988 in Volume M88, at page Microfilm Records of Klamath County, Oregon.