

08 AUG 26 PM 2:55

ASPEN 57534

BARGAIN AND SALE DEED (Individual or Corporate)

After Recording Return to:

ALFREDO LUNA HERNANDEZ

2420 Applegate Ave
Klamath Falls, OR. 9760

Vol M03 Page 62789

State of Oregon, County of Klamath
Recorded 08/26/2003 2:56 p m
Vol M03 Pg 62789-90
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements shall be sent to the address shown above.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BETTE HELSBY, TRUSTEE UNDER A DECLARATION OF TRUST DATED JANUARY 14 1996, NOW KNOWN AS 77 CANNON AVENUE TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALFREDO LUNA HERNANDEZ, 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:

Lot 715, Block 129, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ORIGINAL

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 \$49,900;00 as paid to an Accommodator pursuant to an IRC 1031 Exchange. (here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument August 21, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

DECLARATION OF TRUST DATED JANUARY 14, 1996 NOW KNOWN AS 77 CANNON AVENUE TRUST, TRUST #430-66-7760

BY: BETTE HELSBY, TRUSTEE OF 77 Cannon Avenue Trust

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me this 25th day of August, 2003, by Bette Helsby as Trustee under Declaration of Trust dated January 14, 1996 now known as 77 Cannon Avenue Trust #430-66-7760

(SEAL)

Notary Public for OREGON

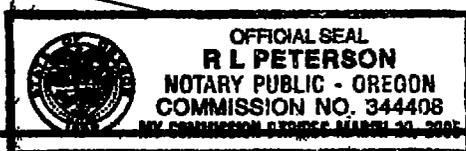
My commission expires: 3-29-05

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this)
by) president, and by)
secretary of) a) corporation, on behalf)
of the corporation.)

Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation, affix corporate seal)



26A

62790

BARGAIN AND SALE DEED / TRUST AGREEMENT / SALE DEED

This document is recorded at the request of:

DECLARATION OF TRUST DATED JANUARY 14 1996,
as grantor
and
ALFREDO LUNA HERNANDEZ, as grantee

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00057534

Applegate