

BARGAIN AND SALE DEED

JUL 14 9 20 AM 1972

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. POWELL and RUBY G. POWELL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by JOHN J. MADDEN and RUTH MADDEN, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, state of Oregon, described as follows, to-wit:

PARCEL 1: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32.

PARCEL 2: The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the North 396 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32, except a strip or land 20 feet wide along the Westerly side thereof as described in Deed from Perrin G. Wilson et ux to Russell A. Webber et ux, dated February 3, 1948 and recorded in Book 218 at page 209, Deed Records of Klamath County, Oregon.

PARCEL 3: All that portion of land lying West of the North and South irrigation ditch running through the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ being a strip or land 75 feet wide, more or less, along the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and being in Section 32.

PARCEL 4: A tract of land lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32, and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, more particularly described as follows: Beginning at a point 100 feet East of the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32; thence East 1648 feet; thence South 549 feet; thence in a Westerly direction 1648 feet, more or less, to a point which is South 518 feet from the point of beginning; thence North 518 feet to the point of beginning.

PARCEL 5: A one-half interest in the North and South Irrigation Ditch running through the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, and the road which parallels the said ditch on the East side, being about 15 feet wide.

All parcels being in Township 40 South, Range 12 East of the Willamette Meridian.

ALL SUBJECT TO:

1971-72 and subsequent taxes.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE.

This deed is given in lieu of foreclosure of that certain Contract for Sale of Real and Personal Property dated March 8, 1967, between Grantees as Sellers and Grantors as Buyers of said real property, and is intended as a cancellation of said contract.

WITNESS Grantors' hands this 2nd day of May, 1972.

Robert R. Powell
Robert R. Powell
Ruby G. Powell
Ruby G. Powell

STATE OF OREGON)
) ss
County of Klamath)

May 2, 1972.

Personally appeared the above named Robert R. Powell and Ruby G. Powell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William O. Briceman
Notary Public for Oregon
My comm. expires Oct. 29, 1975

STATE OF OREGON,)
County of Klamath)
filed for record at request of
MRS. JOHN MADDEN
in this 14 day of JUNE A.D. 1972
at 9:40 o'clock A.M. and duly
recorded in Vol. M 72 of DEEDS
PAGE 6364
Wm D. MILNE, County Clerk
By *Harold D. Dugan* Deputy
FILE # 4.00