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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Winifred V. Hawkins, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Zane D. Bidwell, a married man his separate property, 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 wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of the NE 1/4 of the NE 1/4 of Section 36, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said NE 1/4 NE 1/4 which is West a distance of 210.0 feet from the Northeast corner of said Section 36, said point also being the Northwest corner of parcel conveyed to Alvie E. Bishop and Mildred Leatha Bishop, husband and wife, by deed recorded in Volume 350, Page 346, records of Klamath County, Oregon; thence South 0°39' West along the West line of said Bishop parcel a distance of 541.94 feet to the Northwesterly right-of-way line of the Klamath-Northern Railroad; thence South 39° 37' West along said right-of-way line, a distance of 175.0 feet to the South line of a roadway; thence North 89° 50' 17" West, parallel to the North line of said Section 36 a distance of 442.0 feet to a point; thence North 39° 37' East, parallel to said railroad right-of-way, a distance of 875.0 feet, more or less, to the point of beginning, and containing 4.15 acres, more or less; and

also that certain mobile home situated thereon, described as a 10 x 50 foot Marlette, Serial # K255CDEX40674, Oregon License # C6-1165.

EXCEPTION: easements and restrictions of record, and that certain Mortgage, Citizens Bank, Springfield, Oregon, mortgagee, and grantors as mortgagors, to secure payment of a Promissory Note in the sum of \$10,000.00 executed by the grantors.

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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 seven thousand six hundred and forty-six dollars and ninety-three cents (\$7,646.93).

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 26 day of Jan, 1972.

Winifred V. Hawkins

STATE OF OREGON)
) ss.
County of Klamath)

Jan 26, 1972.

Personally appeared the above named Winifred V. Hawkins and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Harold M. Sly
Notary Public for Oregon
My commission expires: 9-8-75

Bank & Bank, Atty.
Home Fed Bldg.
P.O. Box 783.
Albany Or 97321

STATE OF OREGON, {
County of Klamath {
Filed for record at request of
KLAMATH COUNTY TITLE CO
this 12th day of DEEDS A.D. 1975--
at 2:24 o'clock P M. and duly
recorded in Vol. 75 of DEEDS
Page 15685
Witnessed by Wm. J. Milne, County Clerk
By Harold M. Sly
Fee \$ 6.00

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