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24456

BARGAIN AND SALE DEED—STATUTORY FORM

IVAN G. BROWN and MARY LOU BROWN, husband and wife

Grantor,
Grantee,

conveys to RICHARD W. COE
the following described real property situated in Klamath County, Oregon, to-wit:

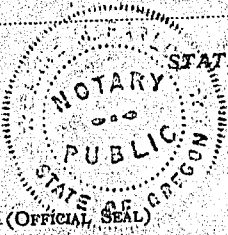
See Exhibit "A" attached hereto and made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$34,159.76 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of September, 1976.

Ivan G. Brown
Mary Lou Brown



STATE OF OREGON, County of Deschutes

Personally appeared the above named

Ivan G. Brown and Mary Lou

Brown, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Anne M. Barlow

Notary Public for Oregon—My commission expires: 4-11-78

BARGAIN AND SALE DEED

Ivan G. & Mary Lou Brown
Richard Coe

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Richard W. Coe
80 Bushnell Lane
Eugene, Ore. 97404

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Jane

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ of said County. Witness my hand and seal of County affixed.

Recording Officer
Deputy

By

SPACE RESERVED
FOR
RECORDER'S USE

A tract of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Twenty-four (24), Township Twenty-three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southeastly right-of-way line of the Dalles-California Highway and the Northeastly right-of-way line of Tumbo Drive as shown on the duly recorded subdivision "JACK PINE VILLAGE"; thence North 59°12' West, 300.00 feet to the Northwestly right-of-way line of said highway; thence North 30°48' East, along said Northwestly right-of-way line, 429.85 feet to the true point of beginning for this description; thence North 59°12' West, 170.00 feet; thence South 30°48' West, 200.00 feet; thence North 59°12' West, 171.85 feet to the approximate centerline of an irrigation canal; thence North 34°12' East, along said centerline, 593.04 feet; thence South 59°12' East, 406.71 feet to the said Northwestly right-of-way line; thence South 30°48' West, along said Northwestly right-of-way line 392.00 feet to the true point of beginning.

SUBJECT to rights, right-of-ways, easements, and covenants of record.

There is specifically reserved by the now owners, their heirs and assigns, for use in common with others, the privilege of use of the Access Roads to Oregon State Highway 97, such Access Roads being on the Northerly and Southerly portions of the above-described property.

*Ret. John M. Biggs
259 East 5th Ave
Langue Ave 97401*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of JOHN M. BIGGS ATTY

this 21st day of January A. D. 1977 at 9:53 o'clock A.M., and

duly recorded in Vol. M 77, of DEEDS on Page 1162

FEE \$ 6.00

EXHIBIT "A"

By W. D. MILNE, County Clerk
[Signature]