

25795

-BARGAIN AND SALE DEED-

7 C RANCH INC., an Oregon corporation, Grantor, conveys to TOM NONELLA, Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

All of that portion of the S½ of Section 1 T37S R14E WM that is Southerly of Oregon Highway No. 140 and Easterly of Fishole Road No. 379 but excepting therefrom the following parcel: Beginning at a point on the Easterly right-of-way line of Fishole Road No. 379 said point being N39°30' E, 1723.6 feet from the Southwest corner of said Section 1; thence N 06°31'30" W along said right-of-way line 400 feet; thence East 268 feet; thence South 397 feet; thence West 222 feet to the point of beginning. TOGETHER WITH: All of the West ½ NE¼ of Section 12 T37S R14E WM. ALSO TOGETHER WITH that portion of the SW¼ SW¼ of Section 6 T37S R15E WM that is Southerly of Oregon Highway No. 140

SUBJECT TO: An easement 60.00 feet in width for roadway purposes for use in common with others over and across the Southerly 60.00 feet of that portion of the above described Sections 1 and 6 lying Easterly of Fishole Road No. 379. Also subject to an easement 60.00 feet in width for roadway purposes for use in common with others over and across a strip of land lying 30.00 feet on each side of the West line East ½ NE¼ of said Section 12. ALSO SUBJECT to any and all rights-of-way or easements of record and those apparent upon the land.

The true and actual consideration for this transfer is Seventeen Thousand Nine Hundred Seventy-Eight and No/100ths (\$17,978.00 DOLLARS).

Until a change is requested, all tax statements shall be mailed to: Donald Nonella, 7 C Ranch, Bly, Oregon

Dated February 11, 1977.

7 C RANCH, INC., an Oregon corporation

By: Donald V. Nonella President

By: Barbara J. Nonella Secretary

STATE OF OREGON)
County of Klamath) ss. February 11, 1977.

Personally appeared DONALD V. NONELLA, who being sworn, stated that he is President, and BARBARA J. NONELLA, who being sworn, stated that she is Secretary of 7 C Ranch, Inc., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

William P. Brandsness
Notary Public for Oregon
My Commission expires: 9/16/77

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

RET. TO: Donald Nonella
7 C Ranch
Bly, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 22 day of February A.D., 19 77 at 4:53 o'clock P.M., and duly recorded in Vol. M77 of Deeds on Page 3140.

FEE \$3.00

WM. D. MILNE, County Clerk

By: Philip D. Butler Deputy

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