

16266

BARGAIN AND SALE DEED
(Statutory Form)

13550

NEAL G. BUCHANAN, Grantor, conveys to MICHELE S. IRVING, a single woman, and MICHAEL T. SHEPERD, a single man, Grantees, it being the intention of Grantor and Grantees that the Grantees herein do not take the title in common but with the right of survivorship; that is, that the fee shall rest in the survivor of the Grantees, the following described real property:

"A portion of that tract of real property recorded in Volume 332, page 515, Deed Records of Klamath County, Oregon, described therein as being in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, said portion of aforesaid tract being more particularly described as follows:

Beginning at the Northwest corner of said tract, which corner bears South 988.53 feet and West 1281.83 feet from the quarter section corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89°55' East along the North Boundary of said tract a distance of 433.10 feet to the true point of beginning; thence continuing North 89°55' East along same boundary 192.00 feet to the Northeast corner of said tract; thence South 0°06' West along the East boundary of same a distance of 336.65 feet to the Southeast corner thereof; thence North 89°30' West along the South boundary of same tract a distance of 191.95 feet, more or less, to a point which bears South 0°06' West from the true point of beginning; thence North 0°06' East 334.72 feet to the true point of beginning."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO a certain Deed of Trust

Dated: March 12, 1982

Grantor: Michele S. Irving, a single woman

Trustee: William Sisemore

Beneficiary: Klamath 1st Federal Savings and Loan Association

To Secure: \$47,000.00

The true and actual consideration paid for this transfer stated in terms of dollars is \$ - 0 -. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being a strawman transfer.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8th day of October, 1982.

STATE OF OREGON (County of Klamath) ss.

Personally appeared the above-named NEAL G. BUCHANAN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Neal G. Buchanan
NEAL G. BUCHANAN
October 8th, 1982

Pam Mance
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-1-86

Grantor's Name and Address

Neal G. Buchanan
210 North Fourth Street
Klamath Falls OR 97601

Grantee's Name and Address

Michele S. Irving
Michael T. Sheperd
2363 Pine Grove Road
Klamath Falls OR 97601

After recording, return to:

Neal G. Buchanan
210 North Fourth Street
Klamath Falls OR 97601
Until a change is requested, all tax statements shall be sent to:
Michele S. Irving & Michael T. Sheperd
2363 Pine Grove Road, Klamath Falls OR 97601

BARGAIN AND SALE DEED

STATE OF OREGON,)
County of Klamath)

on 11 day of Oct A.D. 19 82
3:53 o'clock P M, and duly
in Vol. M82 of Deeds

13550

AWLYN BERN County Clerk

Jane M. Mance Deputy

Fee 4.00

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