

45321

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

Marjorie McAlpin
Route 1, Box 998
Beaverton, OR 97007

After recording, return to:

Leaf, Gleeson & Davis
12450 S.W. First Street
Beaverton, OR 97005

STATUTORY BARGAIN AND SALE DEED

MARJORIE MCALPIN, Trustee-Grantor, conveys to HOWARD L.
DAVIS, as to an undivided one-half interest, and MARJORIE MCALPIN,
as to an undivided one-half interest, Grantee, the following
described real property:

All that portion of Lots 1 and 2 lying Southeast
of the Southern Pacific Railway Company's right
of way; all of Lot 3; all of Lot 4 lying Southeast
of the Southern Pacific Railway Company's right
of way; all of that portion of the SE 1/4 NW 1/4
lying Southeast of the Southern Pacific Railway
Company's right of way; all being in Section 34
Township 40 South, Range 8 E.W.M. SAVING AND
EXCEPTING therefrom any portion thereof lying
within the right of way of The Dalles-California
Highway.

SUBJECT TO: Acreage and use limitations under
provisions of the United States Statutes and
regulations issued thereunder; rules, regulations
and assessments and rights of way of the Klamath
Drainage District; right of way, including the
terms and provisions thereof, for transmission
line given by Hattie H. Gay, a widow, to The
California Oregon Power Company, a corporation,
dated March 13, 1940, recorded March 22, 1940,
Deed Vol. 128, page 65, records of Klamath
County, Oregon; right of way for transmission
line, including the terms and provisions thereof,
given by Hattie H. Gay to The California Oregon
Power Company dated September 6, 1941, recorded
December 9, 1941, Deed Vol. 143, page 149, records
of Klamath County, Oregon. Covers that portion
of the property described herein which was
formerly Blocks 76, 77, 78, 84 and 85 of Worden;

1985 JAN 24 AM 11 43

CK
9.00

EXCEPTING THEREFROM: All of the tracts 71, 72, 73, 74, 75, 76 and only that portion of tract 77 lying within the NW 1/4 of Section 34, T 40 S Range 8 E.W.M. all in the plat of Worden, EXCEPTING THAT PORTION lying Southeasterly of the Northwestern line of U.S. Highway #97, Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this conveyance is distribution of estate.

DATED this 9th day of January, 1985.

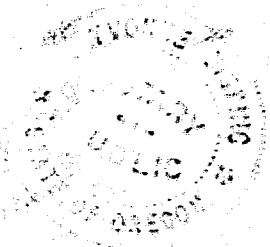
Marjorie McAlpin

STATE OF OREGON)
) ss.
County of Washington)

January 9, 1985.

Personally appeared the above named MARJORIE McALPIN and acknowledged the foregoing instrument to be her voluntary act and deed as trustee aforesaid.

A. Yvonne Bishop
Notary Public for Oregon
My Commission Expires: 4/12/85



Page 2 - STATUTORY BARGAIN AND SALE DEED

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 24th day of January A.D., 19 85 at 11:43 o'clock A M, and duly recorded in Vol M85, of Deeds on page 1346.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK
by: Ann Smith, Deputy