

45324

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BARGAIN AND SALE DEED

KENNETH KALIN and DONNA J. KALIN, Grantors, hereby convey to RICHARD W. COE Grantee, the following real property situated in Deschutes County, Oregon, to-wit:

See attached Exhibit "A"

The true consideration for this conveyance is the relinquishment by Grantee of any claim for damages or for a deficiency judgment against Grantor which may arise from that certain lawsuit presently pending in the Klamath County Circuit Court, identified as Case Number 24891 or from the parties respective claims to the above described property.

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.

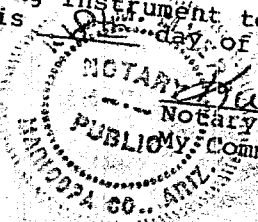
DATED this 8th day of January, 1985

Kenneth Kalin
KENNETH KALIN

Donna J. Kalin
DONNA J. KALIN

STATE OF Arizona ss
County of Maricopa

Personally appeared Kenneth Kalin and Donna J. Kalin and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 8th day of January, 1985



Notary Public
Commission Expires: October 31, 1988

1
BARGAIN AND SALE DEED

'85 JAN 24 AM 11 43

CK
13.00

Until a change is requested, tax statements
shall be sent to Grantee at the following address:
Star Route Gilchrist, Or. 97737

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After recording, return to:
Jim N. Slothower, Attorney at Law
205 N.W. Franklin Ave.
Bend, Or. 97701

EXHIBIT "A"

1354

DESCRIPTION

A tract of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly 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 Northwesternly right of way line of said highway; thence North 30° 48' East along said Northwesternly 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, 271.88 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 Northwesternly right of way line; thence South 30° 48' West along said Northwesternly right of way line 392.00 feet to the true point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 24th day of January A.D. 19 85
 at 11:43 o'clock A M, and duly
 recorded in Vol. M85 of Deeds
 Page 1352

EVELYN DIEHN, County Clerk

By Sam Smith DeputyFee 13.00

EXHIBIT "A"