

45779

BARGAIN AND SALE DEED

Vol. 185 Page 2100

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. ROWE and SHARON D. ROWE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEVENSON and OUEDIA G. STEVENSON, not as tenants in common but with right of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ In lieu of foreclosure. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of Jan, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

JAMES D. ROWE

SHARON D. ROWE

James D. Rowe
Sharon D. Rowe

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF NEVADA

County of Clark

ss.

The foregoing instrument was acknowledged before me this 23rd day of Jan, 1985, by James D. Rowe and Sharon D. Rowe



NOTARY PUBLIC

STATE OF NEVADA

County of Clark

D. JIM JENSEN

My Commission Expires Feb. 21, 1986

(ORS 194.570)

STATE OF OREGON, County of

ss.

The foregoing instrument was acknowledged before me this 19, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

James D. Rowe & Sharon D. Rowe

721 Capehorn Drive
Henderson, Nevada 89015

GRANTOR'S NAME AND ADDRESS

Ronald W. Stevenson & Ouedia G. Stevenson
7906 Highway 140
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY

ATTORNEYS AT LAW

540 MAIN STREET

KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

Ronald W. Stevenson & Ouedia G. Stevenson

7906 Highway 140
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION

PARCEL 1:

A portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9, E.W.M., Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9, E.W.M., Klamath County, Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description, thence East 330 feet, thence North 132 feet, thence West 175 feet, thence South 112 feet, thence West 165 feet, thence South 20 feet to the point of beginning.

PARCEL 2:

Commencing at a point in the middle of the road at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence East in the middle of the highway 162 feet, being the initial point of this description; thence North 360 feet; thence East 132 feet; thence South 360 feet to the middle of the highway; thence West 132 feet to the place of beginning, EXCEPTING the South 40 feet for highway purposes.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 8th day of February A.D. 19 85at 2:05 o'clock P M, and duly
recorded in Vol. M85 of DeedsPage 2100

EVELYN BIEHN, County Clerk

By Am Smith DeputyFee 9.00

EXHIBIT "A"