

OA

46306

BARGAIN AND SALE DEED

Vol. 1485 Page 2886

KNOW ALL MEN BY THESE PRESENTS, That ROBERT THOMAS RICE

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD W. RICE
and L. ELIZABETH RICE (husband & wife)
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 ATTACHED EXHIBIT "A"

(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 \$

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 11 day of July, 1984;
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.

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

(ORS 194.570)

STATE OF OREGON,

County of Klamath

} ss.

The foregoing instrument was acknowledged before
me this July 11, 1984, by

Robert Thomas Rice
Notary Public for Oregon
(SEAL) My commission expires: 1-21-85

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)

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment 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/tile/instru-
ment/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

After recording return to:

Steen A. Family, P.C.
601 Main St. Suite 204
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

85 FEB 26 PM 1 07

EXHIBIT "A" to BARGAIN AND SALE DEED

2887

Beginning at a point on the forty line, 1.062 feet east of the southwest corner of the northwest quarter of the northwest quarter of Section thirty-four (34) in Township thirty-eight (38), south of Range eleven and one half (11 1/2), east of the Willamette Meridian; thence, north, 208.7 feet to a point; thence, east parallel to said forty line 208.7 feet to a point; thence, south, 208.7 feet to a point on said forty line; thence, west along said forty line, 208.7 feet to the point of beginning, less that portion thereof deeded by the grantors herein to Doris A. Butts, on May 20, 1947, the same being a 20 foot strip off the Southerly side of the West 100 feet.

Subject to the State of Oregon Highway right of way; to the rights of the Horsefly Irrigation District; and to an easement to the California Oregon Power Company.

Beginning at a point on the Northerly right of way line of the Klamath Falls-Lakeview Highway, which lies east along the 40 line a distance of 1270.7 feet and North a distance of 45.6 feet from the iron pin in a mound of rocks which marks the NW corner of the SW1/4 NW1/4 of Section 34, T. 38S., R. 11 1/2E., W.M., and running thence: continuing North a distance of 163.1 feet to an iron pin; thence S. 29 deg. 58' E. a distance of 141.3 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence S. 60 deg. 02' W. along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 81.5 feet, more or less, to the point of beginning, said tract containing 0.13 acres, more or less, in the N1/2 of the NW1/4 of Sec. 34, T. 38 S., R. 11 1/2E., W.M., in Klamath County, Oregon;

Subject to all rights of way and easements over and across said premises and all contracts with the United States Government.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 26th day of February A.D. 19 85
at 1:07 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2886

EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 9.00

110 MORRIS STREET, SUITE 207
KLAMATH FALLS, OREGON 97603
(503) 867-7781

OK 900