

OK 59950

BARGAIN AND SALE DEED

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

VOL 148 Page 5726

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY CHAPMAN STEWART, formerly Dorothy Chapman, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ANGEL 7A RANCH, INC., an Oregon corporation 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:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 37 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, lying North of Squaw Flat Road.

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 \$ 2,472.00

~~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).~~ ~~It is 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 4th day of April, 19 86; 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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.)

STATE OF OREGON,

County of Lane } ss.

The foregoing instrument was acknowledged before me this April 4, 1986, by Dorothy Chapman Stewart

NOTARY PUBLIC

Notary Public for Oregon.

My commission expires: 12-26-88

Dorothy Chapman Stewart

GRANTOR'S NAME AND ADDRESS

Angel 7A Ranch, Inc.

Box 20

Dary OR 97625

GRANTEE'S NAME AND ADDRESS

GRANTEE

Box 20

Dary OR 97625

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

(ORS 194.570)

STATE OF OREGON, County of

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 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/tile/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

20 APR 7 PM 3 02

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SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Reservation of all minerals, natural oil or gas as contained in Deed from Imogene C. Hampton to George Loe, Isaac Loe and James Loe, recorded October 22, 1930 in Volume 84, page 481, Deed Records of Klamath County, Oregon.

4. Easement Agreement, including the terms and provisions thereof,
Dated: February 23, 1984
Recorded: March 12, 1984
Volume: M84, page 3901, Microfilm Records of Klamath County, Oregon
Between: Dorothy Champun Stewart
And: David H. Brenda and Ann E. Brenda, husband and wife

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 7th day
of April A.D., 19 86 at 3:02 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 5726.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]