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22 (dismissed to grantor), **BARGAIN AND SALE DEED**

25- I certify that the within and foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, Oregon.

KNOW ALL MEN BY THESE PRESENTS, that Roxanne Osborne, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey unto Douglas V. Osborne, 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:

A parcel of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18, a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 496.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 507.6 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, and along the arc of a 400 foot radius curve to the right, having a central angle of 20° 00' 00" a distance of 139.63 feet; thence South 89° 55' 23" East, a distance of 576.41 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 123.0 feet, more or less to the point of beginning.

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 is \$0.00.

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.

Dated this 9<sup>th</sup> day of March, 1987.

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.

Roxanne Osborne

STATE OF OREGON, County of Klamath ) ss. 9<sup>th</sup> March, 1987.

Personally appeared the above named Roxanne Osborne and acknowledged the foregoing instrument to be her voluntary act and deed.

SEAL

Before me: Wesley Meyer

Notary Public for Oregon

My commission expires: 1-22-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 9<sup>th</sup> day of March A.D., 19 87 at 4:39 o'clock P M., and duly recorded in Vol. M87, of Deeds on Page 3775.

Evelyn Biehn, County Clerk

By [Signature]

FEE

\$5.00

Return: Douglas V. Osborne 439 Pine St. Klamath Falls, Oregon 97601