

OK

83848

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEON MEGGINSON

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

MARY HAKIN and TANYA NAUMAN

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: an undivided 1/3 interest in the following described property:

All that portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 39 S., Range 9, E.W.M., and more particularly described as follows:

Beginning at a point which lies N 0° 06' W a distance of 165.0 feet and S 89° 55' W a distance of 100.0 feet from the iron pin which marks the Southeast corner of the Southeast quarter of said Section 9; thence continuing S 89° 55' W, parallel with the South line of said Southeast quarter, a distance of 560.0 feet, more or less, to the W line of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N 0° 06' W, parallel with the East line of the said Southeast quarter, a distance of 215.0 feet to a point; thence N 89° 55' E, parallel with the South line of said Southeast quarter, to the Southwesterly right-of-way line of the Great Northern Railway; thence Southeasterly, along said right-of-way line, to a line which is parallel to and 100 feet distant Westerly from the East line of said Southeast quarter; thence S 0° 06' E, parallel with said East line, a distance of 24.74 feet, more or less, to the point of beginning; excepting from this description ditch right-of-way 20 feet wide deeded to the United States.

Subject to all easements, rights-of-way and roads apparent on the land.

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23RD day of December, 1987;

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, HAWAII

County of HAWAII

The foregoing instrument was acknowledged before me this 23RD day of December, 1987, by Leon Megginson

Notary Public for Oregon
My commission expires:

(ORS 194.570)

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this 23RD day of December, 1987, 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)

LEON MEGGINSON

P.O. Box 6060

Capt. Cook, HI 96704

GRANTOR'S NAME AND ADDRESS

Mary Hakin and Tanya Nauman

3729 O Wheeler Road

Pleasant Hill, OR 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

Tanya Nauman

3729 O Wheeler Road

Pleasant Hill, OR 97401

NAME, ADDRESS, ZIP

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

Tanya Nauman

3729 O Wheeler Road

Pleasant Hill, OR 97401

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of January, 1988, at 1:50 o'clock P.M., and recorded in book/reel/volume No. M88 on page 1299 or as fee/file/instrument/microfilm/reception No. 83848, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Amy Smith Deputy

Fee: \$10.00