

84010

BARGAIN AND SALE DEED

Vol. M88 Page 1552

KNOW ALL MEN BY THESE PRESENTS, That ROLAND THEISS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JASON D. BAKKE 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 HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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 -

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 26 day of January, 19 88, 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.

Roland Theiss

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of DOUGLAS ss. JANUARY 26, 19 88.

Personally appeared the above named ROLAND THEISS

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Santa L. Long, Notary Public for Oregon My commission expires 12-19-88

STATE OF OREGON, County of ss. Personally appeared and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Affix recording return to:

Jason Bakke P.O. Box 168 Ormult, Oregon 97731

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

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 on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

\$15.00 CA.

PARCEL I

All that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Highway as conveyed to the United States of America by deed recorded April 29, 1951 in Book 291 at page 391, Deed records of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 800 feet of that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Highway as conveyed to the United States of America by deed recorded April 29, 1951 in Book 291 at page 391, Deed Records of Klamath County, Oregon.

PARCEL II

Lot 154 Block 31 4th Addition Nimrod River Park

Code 10 3611 810 TL 208

Subject to all restrictions, reservations, encumbrances, and rights-of-way of record and those apparent upon the land,

PARCEL III

The North Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL IV

A portion of Government Lot 19 in Section 14, Township 36 South, Range 10 East, of the Willamette Meridian in Klamath County, Oregon more particularly described as follows:

A parcel of land beginning at a point which is South 2700 feet and East 2253 feet from the Northwest corner of Section 14; thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet more or less to the point of beginning.

ALSO beginning at a point which is 2700 feet South and 2393 feet East from the Northwest corner of said Section 14; thence East 120 feet; thence South 100 feet; thence West 120 feet; thence North 100 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 2nd day
of February A.D., 19 88 at 4:35 o'clock P.M., and duly recorded in Vol. M88
of _____ Deeds on Page 1552.

FEE \$15.00

Evelyn Biehn, County Clerk

By Sam Smith