

OK

85035

BARGAIN AND SALE DEED

Vol. M88 Page 3264

KNOW ALL MEN BY THESE PRESENTS, That FARM CREDIT SYSTEM CAPITAL CORPORATION, an estate in fee simple.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LUCY M. BURSELL, husband and wife, hereinafter called grantor,

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:

Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: Section 19: The SE $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of the Simpson Canyon Road.Section 20: That portion of the SW $\frac{1}{4}$ lying West of the center line of the 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Deed records of Klamath County, Oregon.

SUBJECT TO: Rights of the public in anyportion of the herein described premises lying within the limits of any roads or highways. 2. Transmission Line Easement, including the terms and provisions thereof, given by George Hagelstein, et al, to United States of America, dated February 12, 1952, recorded February 21, 1952, in Volume 253 page 37, Deed records of Klamath County, Oregon. Said easement has been conveyed to The California Oregon Power Company by deed recorded April 21, 1954, in Volume 266, page 316, Deed records of Klamath County, Oregon. 3. Right of Way Easement, including the terms and provisions thereof, given by Lewis Hagelstein and Nona B. Hagelstein to Pacific Power and Light Company, dated November 22, 1968, recorded December 31, 1968, in Volume M68, on Page 10815, Deed records of Klamath County, Oregon.

(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 \$ 15,000.00

① However, if the consideration consists of or includes other property or interest, which is the whole or part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 26th day of February, 1988; 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,

(ORS 194.570)

County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____

Notary Public for Oregon

My commission expires: _____

FARM CREDIT SYSTEM CAPITAL CORPORATION

By: John F. Birnie, Authorized Agent

STATE OF OREGON, County of Marion ss.

The foregoing instrument was acknowledged before me this February 26, 1988, by John F. Birnie, Authorized Agent for

CCorporation

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 9/14/91

(If executed by a corporation, affix corporate seal)

FARM CREDIT SYSTEM CAPITAL CORPORATION

GRANTOR'S NAME AND ADDRESS

BURSELL, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLAMETTE VALLEY TITLE CO.

P.O. Box 533

Stayton, Oregon 97383

NAME, ADDRESS, ZIP

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

JAMES A. & LUCY M. BURSELL

Rt. 5 Box 1246

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

WVT #119379-MST

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of March, 1988, at 3:19 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3264 or as fee/file/instrument/microfilm/reception No. 85035, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By: Pam Smith Deputy

Fee: \$10.00