

87392

BARGAIN AND SALE DEEDVol. 1788 Page 7762

GERALDINE MARY COE, Grantor, hereby convey to RICHARD WAYNE COE, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

See attached Exhibit "A" which is incorporated herein by reference.

The true consideration for this conveyance is in accordance with the terms of the Marital Settlement Agreement and Decree of Dissolution entered into by the parties in the Circuit Court of Deschutes County, Oregon, case no. 87-DO-0246-TM.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

DATED this 14 day of January, 1988.

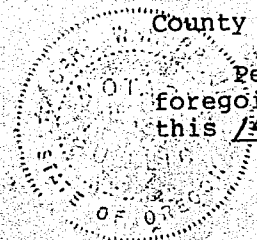
Geraldine M. Coe
Geraldine M. Coe

STATE OF OREGON)
) ss
County of Deschutes)

Personally appeared Geraldine M. Coe and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this 14 day of January, 1988.

Carl H. [Signature]
Notary Public for Oregon
My Commission Expires: 10/23/91

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Until a change is requested, tax statements
shall be sent to Grantee at the following address:
HC 32, Box 285, Gilchrist, OR 97737

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After recording, return to:
JIM N. SLOTHOWER
ATTORNEY AT LAW

205 N. W. FRANKLIN AVE.

P. O. BOX 351

BEND, OREGON 97702-0351

Address of Property: HC 32, Box 285, Gilchrist, OR 97737

Tax Acct. No.:

EXHIBIT "A"

A tract of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive as shown on the duly recorded subdivision "Jack Pine Village"; thence North 59° 12' West, 300.00 feet to the Northwesterly right of way line of said highway; thence North 30° 48' East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North 59° 12' West 170.00 feet; thence South 30° 48' West 200.00 feet; thence North 59° 12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34° 12' East, along said centerline, 593.04 feet; thence South 59° 12' East 406.71 feet to the said Northwesterly right of way line; thence South 30° 48' West along said Northwesterly right of way line 392.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jim N. Slothower the 17 day
of May A.D., 1988 at 4:02 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 7762

Evelyn Biehn County Clerk

By Bernetha A. Leisch

FEE \$20.00