

OK

89194

BARGAIN AND SALE DEED

Vol. 788 Page 11027

KNOW ALL MEN BY THESE PRESENTS, That Vincent O. Cheyne and Diane L. Cheyne

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James C. Cheyne
and Loretta M. Cheyne
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:

Please see attached.

(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 \$ -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 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 30th day of April, 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before
me this 30th day of April, 1988, by
Vincent O. Cheyne and Diane L. Cheyne

NOTARY

(SEAL)

Notary Public for Oregon

My commission expires: 7/11/89

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, 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)

Vincent O. Cheyne, et ux.

GRANTOR'S NAME AND ADDRESS

James C. Cheyne, et ux.

P.O. Box 49

Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

David P. Weiner, Esq.

4640 SW Macadam Ave., #200

Portland, OR 97201

NAME, ADDRESS, ZIP

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

James C. Cheyne, et ux.

P.O. Box 49

Malin, OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

88 JUL 13 PM 2 23

Those portions of Government Lots 3 and 6 lying South of the Merrill-Malin Highway in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, Except the following described portions thereof:

That portion deeded to Klamath County, Oregon, for roadway, by Deeds recorded on pages 477 and 478 of Volume 35 of Deeds.

Also, that portion deeded to United States of America for irrigation canal, by deed recorded on page 205 of Volume 46 of Deeds,

Also, that portion conveyed to Modoc Northern Railway Company by Deed recorded on page 67 of Volume 35 of Deeds.

Also that portion conveyed to Vaclav Rajnus, by Deed recorded on page 615 of Volume 48 of Deeds.

Also that portion conveyed to the California Oregon Power Company by Deed recorded on page 224 of Volume 67 of Deeds.

Also that portion conveyed to Vaclav J. Spolek, by Deed recorded on page 180 of Volume 94 of Deeds.

And also that portion conveyed to Klamath County for roadway by Deed recorded on page 101 of Volume 96 of Deeds, all records of Klamath County, Oregon.

Also except those portions of said Lot 6 and Lot 3 included in the following described parcel;

Commencing at the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 41, South, Range 12 East of the Willamette Meridian, which point is on the center line of the Merrill-Malin Highway; thence South to a point on the South right of way line of said Highway, which latter point is the true point of beginning; thence West along the South right of way line of said Highway 240 feet to a point; thence South at right angles 300 feet; thence East 240 feet, more or less to the East line of Government Lot 6 in said Section 16; thence North 300 feet, more or less to the true point of beginning; being a portion of Government Lots 3 and 6 in Section 16.

ALSO EXCEPTING "Tract 1181 situated in Government Lot 6, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the initial point marked by a 2"x36" galvanized steel pipe, said point being at the intersection of the West line of the supplemental plat of the City of Malin and the South line of Railroad Avenue extended said point also being South 00° 14' 00" West 430.00 feet and North 89° 46' 00" West 1321.37 feet from the East 1/4 corner of said Section 16, as shown in said supplemental plat; thence South 00° 11' 40" West along the West line of said plat, 677.17 feet to the Northerly right of way of Depot Road, thence South 71° 23' 40" West along said right of way 253.53 feet; thence North 00° 11' 40" East 758.87 feet; thence South 89° 48' 20" East 240.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David P. Weiner, Esq.
of July 19 88 A.D., at 2:23 o'clock P. M., and duly recorded in Vol. M88 day
of Deeds on Page 11027

FEE \$13.00

Evelyn Biehn
By Pauline Mullenbach County Clerk