

OK

90423

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Wayne Hardman and Deborah Hardman

, hereinafter called grantor,

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

Raymond S. Tice and Helen I. Tice, husband and wife

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:

All our right, title and interest in and to the following:

Beginning at a point on the North line of Section 24 Township 39 South, Range 9 E.W.M., which lies West a distance of 2039.5 feet from the iron axle which marks the Northeast corner of Section 24 Township 39 S. R. 9 E.W.M., and running thence; continuing West along the section line a distance of 320 feet to a point; thence South 0°19' West a distance of 30 feet to an iron pin on the South right of way line of the County Road; thence continuing South 0°19' West a distance of 296 feet to an iron pin; thence West parallel to the Section line a distance of 318 feet to an iron pin on the North-South quarter line; thence South along the quarter line a distance of 1506 feet to a point on the North right of way line of the Dixon Drain; thence North 42°17' East along the North line of the Dixon Drain a distance of 957 feet to an iron pin; thence North 0°19' East a distance of 1124 feet, more or less, to the point of beginning, said Tract containing 19.33 acres, more or less, in the NW¼NE¼ Section 24 Township 39 S.R. 9 E.W.M.

(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 \$ none

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 day of August, 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,

County of Lane ss.

The foregoing instrument was acknowledged before me this August 12th, 1988, by

Wayne Hardman and Deborah Hardman

(SEAL)

My commission expires:

D. CHERBAS
NOTARY PUBLIC OREGON
My Commission Expires 5-14-91

Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation, affix corporate seal)

Hardman

GRANTOR'S NAME AND ADDRESS

Tice

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond S. Tice et ux
950 Patterson
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Raymond S. and Helen I. Tice
950 Patterson
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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 16th day of August, 1988, at 2:04 o'clock P.M., and recorded in book/reel volume No. M88 on page 13264 or as fee/file/instrument/microfilm/reception No. 90423, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Deborah Hardman Deputy

Fee \$8.00

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