

OK

90828

BARGAIN AND SALE DEED

Vol. m88 Page 14006

KNOW ALL MEN BY THESE PRESENTS, That DANIEL W. POWELL hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JULIA DELORES NELSON and JOHNNY W. POWELL 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:

Beginning at a point on the south line of the NE 1/4 of Sec. 32, T. 39S., R. 8 E., W. M., from which the quarter corner common to Secs. 32 and 33 bears north 89°34' east, 30 feet; thence north 0°06' east 1311.2 feet to the southerly line of the Ashland-Klamath Falls Highway; thence along said line south 72°21' west 340.1 feet thence south 0°06' west 1210.35 feet; thence north 89°34' east 324.0 feet to the point of beginning, containing 9.37 acres, more or less, being in the E 1/2 SE 1/4 of said Sec. 32.  
The irrigation ditch on the above described tract is to be maintained and kept open as a through ditch, same being described as follows:  
Beginning at a point on the east line 12 feet from the NE corner of said tract; thence south 72°21' west to the west line of said tract, this being the center line of said ditch.

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 \$ Love and Affection. 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 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 Klamath } ss. The foregoing instrument was acknowledged before me this August 26, 1988 by DANIEL W. POWELL

Camille Krueger Notary Public for Oregon My commission expires: 7-22-88

STATE OF OREGON, County of } ss. The foregoing instrument was acknowledged before me this 19, by president, and by secretary of corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: (SEAL) (If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS Julia Delores Nelson Johnny W. Powell GRANTEE'S NAME AND ADDRESS Julia Delores Nelson Johnny W. Powell P. O. Box 16 Keno, OR. 97627 NAME, ADDRESS, ZIP Julia Delores Nelson Johnny W. Powell P. O. Box 16 Keno, OR. 97627 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 29th day of Aug., 1988, at 4:42 o'clock P.M., and recorded in book/reel/volume No. M88 on page 14006 or as fee/file/instrument/microfilm/reception No. 90828, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn County Clerk NAME TITLE By Pauline Mueller, Deputy

Fee \$8.00

9.00