FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate).

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STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

BARGAIN AND SALE DEED

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

Beginning at a point on the south line of the NE¼ 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 E½SE¼NE¼ 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.

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(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 $ Love and Affection

(Whichever the actual consideration consists of or includes, other property or value given or promised which is the whole XXXX