

OK

94123

BARGAIN AND SALE DEED

Vol. m88 Page 18739

KNOW ALL MEN BY THESE PRESENTS, That Leland L. Cheyne and Bonita H. Cheyne, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lee M. Cheyne and Mary E. Cheyne, husband and wife, as tenants by the entirety 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:

A parcel of land containing 1.96 acres more or less, located in the SE 1/4 NE 1/4 of Section 30, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the northeast corner of the SE 1/4 NE 1/4, Section 30; thence South along the Section line common to Sections 29 and 30 a distance of 150 feet; thence West along a line parallel to the northern boundary line of the SE 1/4 NE 1/4 of said Section 30, a distance of 570 feet; thence North along a line parallel to the Section line common to Sections 29 and 30, a distance of 150 feet; thence East along the north boundary line of the SE 1/4 NE 1/4 of Section 30, a distance of 570 feet to the point of beginning. Also known as Parcel 1 of Minor Partition 33-83 on file in the office of the Klamath County Clerk.

Reserving unto Grantor a perpetual easement 30 feet in width along the easterly boundary of the above described property; along and west of the westerly right of way of Cheyne Road as the same now exists. For irrigation and related purposes, including the right of ingress and egress thereon, for use, maintenance, repairs and upkeep; for the benefit of the following described real property situated in Klamath County Oregon: S 1/2 NE 1/4, SE 1/4, of Section 30 and the N 1/2 NE 1/4, Section 31, all in Township 40 South, Range 10 East of the Willamette Meridian.

Subject to: All easements and right of ways over and across said premises as shown by the records or apparent upon the land.

Subject to: All contracts with United States Government or any agent thereof, and all assessment for irrigation and drainage.

(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 or part of the 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 16 day of November, 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.

Leland L. Cheyne
Bonita H. Cheyne

(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.

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this November 18, 1988, by Leland L. Cheyne and Bonita H. Cheyne.

The foregoing instrument was acknowledged before me this, 19, by president, and by secretary of a corporation, on behalf of the corporation.

Eds Gilbert Notary Public for Oregon

Notary Public for Oregon

My commission expires: 6-1-89

My commission expires: (SEAL)

(If executed by a corporation, affix corporate seal)

Leland L. Cheyne and Bonita H. Cheyne
12333 Spring Lake Road
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Lee M. Cheyne and Mary E. Cheyne
Route 1 Box 620X
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to: Lee M. and Mary E. Cheyne
Route 1 Box 620X
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Lee M. and Mary E. Cheyne
Route 1 Box 620X
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 21st day of November, 1988, at 2:06 o'clock P.M., and recorded in book/reel/volume No. M88 on page 19739 or as fee/file/instrument/microfilm/reception No. 94123, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mullenbach Deputy

Fee \$8.00

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