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OK 97859 BARGAIN AND SALE DEED Vol. m89 Page 4029

KNOW ALL MEN BY THESE PRESENTS, That JOHN SOUSA, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN SOUSA & CAROL A SOUSA Husband & 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:

Township 35 South, Range 12 East of the Willamette Meridian, Section 30: NW 1/2

All subsurface rights have been reserved. Subject to rights, rights of way, easements of record and those apparent upon the land and Grantor Reserves a 60 foot wide meandering non-exclusive easement over and across the property for ingress and egress and mining, timbering, agriculture and all other roadway purposes. Grantor grants to Grantee a 60 foot wide meandering non-exclusive easement across the Southeast 1/4 of Section 19 and the Northeast 1/4 of Section 30 for ingress and egress and mining, timbering and agriculture and all other roadway purposes for access to the county road.

2009 MAR 9 AM 10 09

(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, 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 8 day of March, 1989, by a corporate grantor, it has caused its name to be signed and seal affixed by its officer, 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 March 8, 1989, by John Sousa

Notary Public for Oregon

My commission expires: 3-2-92

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: John and Carol Sousa P.O. Box 198 Beatty, Oregon 97621

Until a change is requested all tax statements shall be sent to the following address, same as above

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 9th day of March, 1989, at 10:09 o'clock A.M., and recorded in book/reel/volume No. M89 on page 4029 or as fee/file/instrument/microfilm/reception No. 97859, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee \$8.00