

98168

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## BARGAIN AND SALE DEED

LESLIE HARDIE, Grantor, conveys to MARGARET C. HARDIE, also known as CAROLINE HARDIE, Grantee, the following-described real property:

A parcel of land situated in Section 1, Township 24 S, Range 6, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1342.49 feet and East 2432.01 feet from the Southwest corner of said Section 1; thence North 88°16' E. a distance of 100 feet to an iron pipe; thence North 01°44' W. to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is North 03°46' E. of the point of beginning; thence S. 03°46' W. to the point of beginning; The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South 61°12' W. at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer.

The above-described parcel of land is subject to an easement along the Southerly thirty (30) feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty (30) feet of that portion of the N. one-half S.W. one-quarter of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.

THIS INSTRUMENT WILL NOT ALLOW THE 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.

The true consideration for this conveyance is \$-0-.

DATED this 16 day of MARCH, 1989.

STATE OF OREGON  
County of Lane

)  
) ss.

Leslie P. Hardie  
Leslie P. Hardie

Personally appeared the above named LESLIE P. HARDIE and acknowledged the foregoing instrument to be his voluntary act and deed.

Debra Q. Pong  
Notary Public for Oregon  
My Commission Expires: 11-20-91

Send tax statements to :

Margaret C. Hardie  
34298 Deerwood Drive  
Eugene, OR 97405

After recordation return to:  
Speer, Jones & Poppe,  
Lawyers, P.C.  
998 Ferry Ln; P.O. Box 10922  
Eugene, OR 97440

BARGAIN AND SALE DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Speer, Jones, Poppe  
of March A.D., 19 89 at 3:19 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 4610

FEE \$8.00

Evelyn Biehn

By Pauline Mueland County Clerk

MAR 17 PM 3 19