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

FORM No. 723-BARGAIN AND SALE DEED (Individual or Co-partner)

OK 99727

BARGAIN AND SALE DEED

Vol. M89 Page 7534

KNOW ALL MEN BY THESE PRESENTS, That I. I. Trevillian

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Deborah Watkins

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 portion of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

COMMENCING at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3° 37' West, 1233.15 feet; thence North 86° 23' East, 20.00 feet to the True Point of Beginning; thence North 86° 23' East, 241.32 feet; thence South 34° 27' East, 376.00 feet; thence South 86° 23' West, 434.04 feet; thence North 3° 37' West, 322.86 feet to the TRUE POINT OF BEGINNING. ALSO a 40.00 foot wide roadway easement, beginning 20.00 feet either side of the following described centerline; commencing at the corner common to Section 21, 22, 27 and 28; thence West, along the South boundary of Section 21, 2041.10 feet to the True Point of Beginning; thence North 3° 37' West, 2059.08 feet.

SUBJECT TO: A Loan in favor of Klamath 1st Federal Savings and Loan, which by acceptance of this Deed the grantee herein agrees to assume and to pay.

(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 \$43,643.67

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 17 day of January, 1989; 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.)

(ORS 194.570)

STATE OF OREGON,

County of Lincoln

The foregoing instrument was acknowledged before me this 1-17, 1989, by I. I. Trevillian

CLAUDIA TOWER
(SEAL) NOTARY PUBLIC-OREGON
My Commission Expires 5-15-92

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

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

I. I. Trevillian

GRANTOR'S NAME AND ADDRESS

Debbie Watkins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Debbie Watkins

Route 1 Box 33

Benanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Debbie Watkins

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of May, 1989, at 10:44 o'clock AM., and recorded in book/reel/volume No. M89 on page 7534 or as fee/file/instrument/microfilm/reception No. 99727, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Claudia Tower, Deputy

Fee \$8.00