

OK

4290

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Glenn Baldwin and

Judy Baldwin

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David L. Gardner and Judith A. Gardner 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:

The E½NW¼, EXCEPTING THEREFROM the Westerly 90 feet, The W½NE¼ and the NE¼NE¼, all in Section 29, Township 39 South, Range 13 East of the Willamette Meridian, EXCEPTING THEREFROM a piece or parcel of land situate in the NE¼NW¼, said Section, Township and Range, containing 1,600 square feet (being 40 feet along its East-West dimension and 40 feet along its North-South dimension) at the exact center of which is located the irrigation well identified as "Well No. 2" in Application No. G4819 to Appropriate the Ground Waters of the State of Oregon and from which center of well the Northwest corner of said Section 29 bears North 67° 47½' West 2740.2 feet, more or less, distant.

(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 \$ clear title

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23rd day of August, 19 89; 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 Klamath

ss.

The foregoing instrument was acknowledged before me this 23rd day of August, 19 89 by

Glenn Baldwin and Judy

Baldwin, LLC

[Signature]  
Notary Public for Oregon

(SEAL)

My commission expires: 12-19-91

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Douglas

Route 1 Box 75B

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Aug., 1989, at 3:01 o'clock P.M., and recorded in book/reel/volume No. M89 on page 15758 or as fee/file/instrument/microfilm/reception No. 4290, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

[Signature] Deputy

Fee \$8.00

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