

OK

5778

BARGAIN AND SALE DEED

Vol. m89 Page 18350

KNOW ALL MEN BY THESE PRESENTS, That FIDEL B. CHAVEZ

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Aaron Townsend, Adrian Kelly Townsend and Kenny Townsend as tenants in common, 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 tract of land situate in the SE 1/4 of Section 15, Township 36 South, Range 12 E.W.M., and being more particularly described as follows: Beginning at an iron pipe in the North right of way of a public use road along the South boundary of Section 15, Township 36 South, Range 12 E.W.M., from which the Southeast corner of said Section 15 bears South 88°47'30" East 998.5 feet distant; thence North 0°54' West 247.1 feet to an iron pipe; thence South 89°29' West 176.3 feet to an iron pipe; thence South 0°54' East 247.1 feet to an iron pipe on the said North right of way of a public use road; thence North 89°19' East along said right of way a distance of 176.3 feet to the point of beginning.

SUBJECT TO: Any and all existing easements and right of way of record.

(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 \$ 10.00 - Gift

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 26 day of September, 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.)

STATE OF OREGON,

(ORS 194.570)

County of Klamath } ss.

The foregoing instrument was acknowledged before me this September 26, 1989, by Fidel B. Chavez

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:

(SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Aaron Townsend
P.O. Box 74
Beatty, Oregon 97621

NAME, ADDRESS, ZIP

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

Aaron Townsend - Adrian Townsend and
Kenny Townsend - P.O. Box 74
Beatty, Oregon 97621

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 29th day of Sept., 19, at 9:36 o'clock AM., and recorded in book/reel/volume No. M89 on page 18350 or as fee/file/instrument/microfilm/reception No. 5778, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mueland Deputy

Fee \$8.00

*89 SEP 29 AM 9 36