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msc 22849

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOE H. WRIGHT individually and as surviving spouse and sole heir of Georgia Wilma Wright, deceased, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID H. PETERSEN 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:

PARCEL 1

A portion of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Commencing at an iron pin at the center line intersection of Washburn Way and Joe Wright Road; thence along the center-line of Joe Wright Road South 89 degrees 43' West, 679.25 feet; thence North 3 degrees 25' West, 30.04 feet to a 3/4" iron pipe for the true point of beginning; thence North 3 degrees 25' West, 299.06 feet to a 3/4" iron pipe; thence North 89 degrees 43' East, 100.00 feet to a 3/4" iron pipe; thence South 3 degrees 25' East, 299.06 feet to a 3/4" iron pipe; on the North Boundary of Joe Wright Road; thence along said Road Boundary, South 89 degrees 43' West, 100.00 feet to the true point of beginning.

Tax Account No: 3909 02100 00600

(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 \$ to clear title

However, the actual consideration consists of or includes other property or value given or promised which 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 2nd day of January, 1990; 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, } ss.
County of Klamath

The foregoing instrument was acknowledged before me this 2nd day of January, 1990, by Joe H. Wright

David H. Petersen
Notary Public for Oregon
(SEAL) My commission expires: 7-6-96

(ORS 194.370)

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

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

Joe H. Wright
7330 Washburn Way
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

David H. Petersen
2391 Joe Wright Rd
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
570 Main St
Rt 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Jan, 1990, at 10:20 o'clock A.M., and recorded in book/reel/volume No. M90 on page 261 or as fee/file/instrument/microfilm/reception No. 9818 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

David H. Petersen Deputy

Fee \$28.00

90 JUN 5 AM 10-20