

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That O. Yvonne Bowen

hereinafter called grantor, for the consideration hereinafter stated,

does hereby grant, bargain, sell and convey unto Jack T. BowenHEREINAFTER called grantee, and unto grantee's heirs, successors and assigns all of the 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 ONENW 1/4
S 1/2 S 1/2/ SW 1/4 Sec. 16, T23 S. R. 10 E. W. M., Klamath
County, Oregon.PARCEL TWO

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the Southeast quarter of the Northeast quarter of Section 36, Township 23 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, thence South 89° 32' 59" East 659.95 feet, thence North 1° 43' 00" East 331.40 feet thence North 89° 24' 56" West 663.70 feet to the one-sixteenth section line, thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning, containing 5.046 acres more or less, and subject to a 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East, Willamette Meridian, Klamath County, Oregon which is 329.79 feet North 1° 04' 49" East along said East line from the 1/4 corner of said Section 36, thence North 89° 32' 59" West 652.51 feet, thence North 1° 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

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 in terms of dollars is none. This deed is executed pursuant to terms of Marion County Circuit Court Decree of Dissolution of Marriage of the parties.

20 JAN 19 PM 4 43

In Witness Whereof, the grantor has executed this instrument this 17 day of JULY, 1987.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON)
County of Marion) ss

O. Yvonne Bowen 7-17-87

The foregoing instrument was acknowledged before me this 17 day of JULY, 1987.

[Signature]
Notary Public of Oregon

My Commission Expires: 9-26-88

Grantor's name and address O. Yvonne Bowen

Grantee's name and address Jack T. Bowen, P. O. Box 505, Depoe Bay, OR 97341

After Recording Return to Jack T. Bowen, P. O. Box 505, Depoe Bay, OR 97341

Send tax statements to Jack T. Bowen, P. O. Box 505, Depoe Bay, OR 97341

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of Jan. A.D., 19 90 at 4:43 o'clock P.M., and duly recorded in Vol. M90, of Deeds on Page 1352.

FEE \$33.00

Evelyn Biehn, County Clerk

By Claudia Mullendore

Return: M.T.C.