

OK

12044

BARGAIN AND SALE DEED

Vol. m90 Page 4193

KNOW ALL MEN BY THESE PRESENTS, That FLOYD W. CONE & CLO K. CONE, Husband and Wife, hereinafter stated, does hereby grant, bargain, sell and convey unto hereinafter called grantor, 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:

**** FLOYD W. CONE AND CLO K. CONE, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CONE LOVING TRUST DATED JANUARY 24, 1990, AND ANY AMENDMENTS THERETO.

A parcel of land situated in the SW-1/4 NW-1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said SW-1/4 NW-1/4 from which the Northwest corner of said SW-1/4 NW-1/4 bears South 89° 55' West, 539.09 feet; thence North 89° 55' East along said North line SW-1/4 NW-1/4, 280.00 feet to a 1/2 inch iron pin; thence South 0° 5' East, 124.67 feet to a 1/2 inch iron pin; thence South 89° 55' West 245.00 feet to a 1/2 inch iron pin on the Northerly right of way line of Lindley Way; thence South 89° 55' West along said right of way line, 35.00 feet to a 5/8 inch iron pin; thence North 0° 5' West to the point of beginning. eD

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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which of the provisions hereof apply equally to corporations and to individuals.) 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 24 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,

County of Klamath

The foregoing instrument was acknowledged before me this January 24, 1990, by FLOYD W. CONE & CLO K. CONE

(SEAL)

Notary Public for Oregon

My commission expires: 10/31/91

FLOYD W. CONE AND CLO K. CONE
2478 LINDLEY WAY
KLAMATH FALLS, OREGON 97601

GRANTOR'S NAME AND ADDRESS

FLOYD W. CONE AND CLO K. CONE
2478 LINDLEY WAY
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
JAMES H. SMITH, ATTORNEY AT LAW
1017 N. RIVERSIDE, #116
MEDFORD, OREGON 97501

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
FLOYD W. CONE AND CLO K. CONE
2478 LINDLEY WAY
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

FLOYD W. CONE

CLO K. CONE

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 19, by

president, and by secretary of

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of March, 1990, at 11:35 o'clock A.M., and recorded in book/reel/volume No. M90 on page 4193 or as fee/file/instrument/microfilm/reception No. 12044, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mueller Deputy

Fee \$28.00