

## -BARGAIN &amp; SALE DEED-

JAMES C. MARTIN, Grantor, conveys to ROYANN M. MARTIN, his wife, Grantee, an undivided one-half interest in the following described real property, it being the grantor's intention to create hereby an estate in entirety, to-wit:

Beginning at a point in the center line of Morningside Lane, a forty foot roadway from which the Northwesterly corner of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 21 Twp. 39 S. R. 9 EWM, bears South 88° 50 $\frac{1}{2}$  min. W. along the centerline of said Morningside Lane, 485.0 feet, and N. 0° 10 min. E. along the Westerly boundary of said Sec. 21, 858.0 feet; and running thence S. 0° 10 min. W. 476.1 feet more or less, to a point in the Northerly boundary of the right of way of the U. S. Reclamation Service Project No. 1-N Drain; thence N. 88° 48 min. E. along said right of way boundary 310 feet; thence N. 0° 10 min. E. 475.7 feet more or less, to a point in the said centerline of Morningside Lane; thence S. 88° 50 $\frac{1}{2}$  min. W. along the said centerline 310 feet more or less, to the point of beginning, containing 3.39 acres more or less, situated in the S $\frac{1}{2}$  NW $\frac{1}{4}$  of Sec. 21 Twp. 39 S. R. 9 E.W.M. subject to easement for one half of Morningside Lane.

The true and actual consideration for this transfer is none.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantor at: 1140 Morningside Lane, Klamath Falls, OR 97603.

DATED this 5 day of March, 1990.

James C. Martin

STATE OF OREGON )

County of Klamath )

) ss. March 5, 1990.

Personally appeared the above-named JAMES C. MARTIN, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Return to:  
James C. Martin  
1140 Morningside Lane  
Klamath Falls, OR 97603

Daphne L. Miller  
Notary Public for Oregon  
My Commission expires: 9/16/90

BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 7th day of March A.D., 19 90 at 4:14 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 4340

FEE \$28.00

Evelyn Biehn - County Clerk

By Daphne L. Miller

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