

13533

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## BARGAIN AND SALE DEED

BEN SNOWGOOSE conveys to JANET CLINTEEN MORROW SMITH, all that real property situated in Klamath County, State of Oregon, described as:

A parcel of land in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle on the Easterly right of way of the Keno-Worden Road, which is located 1622.59 feet North and 2906.46 feet West from the Southeast corner of Section 6; thence North 0° 58' West, along said road boundary 741.50 feet to a 5/8" iron pin; thence Northwesterly along said road boundary 258.60 feet to a point South 31° 33' East 60.00 feet from the most Southerly corner of recorded Survey No. 1259 which is the true point of beginning of this description; thence North 58° 15' East 272.36 feet; thence South 45° 05' 10" East 255.00 feet; thence South 36° 44' West 152.30 feet; thence South 71° 11' West 232.00 feet to the Easterly right of way of the Keno-Worden Road; thence Northerly along said road boundary to the point of beginning containing 2.00 acres more or less.

RESERVING, however, to CORA SNOWGOOSE MORROW and LUCILLE VELMA SNOWGOOSE a life estate in the real property described above for their joint lives.

Tax Dept. a/c #4008-600-600

The true and actual consideration for this transfer is Two Thousand and no/00 Dollars (\$2,000.00) and other valuable consideration.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 12TH day of April, 1990.

Ben Snowgoose

STATE OF OREGON )  
 ) ss.  
County of Coos )

Personally appeared the above named Ben Snowgoose and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 12TH day of April, 1990.

Susan C. Hamelton  
Notary Public for Oregon  
My Commission Expires: 2-6-92

Tax Statements to be mailed to:

Janet Smith  
2415 Ralph St.  
Houston, TX 77006

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David A. Dorsey the 13th day of April A.D., 1990 at 11:31 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 6937.

Evelyn Biehn County Clerk  
By Pauline Mulenders

FEE \$28.00

Return: Joelson, Gould, Wilgers & Dorsey  
P.O. Box 29  
Coos Bay, Or. 97420

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