

OK

14091

BARGAIN AND SALE DEED

Vol. 190 Page 7835

KNOW ALL MEN BY THESE PRESENTS, That..... Ed. Clough

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto.....

Jan. Clough

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: A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6; thence South 89°46'35" West along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ 755.00 feet; thence South 00°04'39" East 977.24 feet, more or less, to a line which is North 00°04'39" West 350 feet from the Southerly line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 89°45'36" East parallel to said Southerly line 374.22 feet, more or less, to the centerline of the Enterprise Irrigation District Canal and Northeasterly and Southeasterly along said centerline to the East line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 00°04'39" West 932.02 feet to the point of beginning, TOGETHER WITH a 30 foot easement along the Easterly line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6, from the Southerly line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the centerline of the Enterprise Irrigation District Canal, for ingress and egress to the above described tract of land, EXCEPTING THEREFROM a Tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin from which the Northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ bears North 00°04'39" West 641.65 feet and North 89°46'35" East 755.00 feet; thence South 00°04'39" East 335.59 feet to a 5/8 inch iron pin on a line which is North 00°04'39" West 350 feet from the Southerly line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 89°45'36" East, parallel to said Southerly line 245.00 feet to a 5/8 inch iron pin; thence North 00°04'39" West 335.59 feet to a 5/8 inch iron pin; thence South 89°45'36" West 245.00 feet to the point of beginning, with bearings based on a solar observation.

(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 \$ gift

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is 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 26 day of April, 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

} ss.

The foregoing instrument was acknowledged before me this 26th day of April, 1990, by

Ed. Clough

Notary Public for Oregon

(SEAL)

My commission expires: 9/30/93

STATE OF OREGON, County of)ss.

The foregoing instrument was acknowledged before me this

, 19, by

, president, and by

secretary of

a corporation, on behalf of the corporation.

TRUDIE DURANT
NOTARY PUBLIC - OREGON

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

Clough

GRANTOR'S NAME AND ADDRESS

Clough

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jan Clough

1902 Terrace

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Jan Clough

1902 Terrace

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of April, 1990, at 4:03 o'clock P.M., and recorded in book/reel/volume No. M90 on page 7835 or as fee/file/instrument/microfilm/reception No. 14091, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deanne Muller, Deputy

Fee \$28.00

90 APR 25 PM 4 03