

OK 15639

BARGAIN AND SALE DEED

Vol. m90 Page 10646

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. CONNELLY and MARY HELEN CONNELLY
Husband and Wife, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ****

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:

****JAMES H. CONNELLY AND MARY HELEN CONNELLY, TRUSTEES, OR THEIR SUCCESSORS
IN TRUST UNDER THE CONNELLY LOVING TRUST DATED MAY 29, 1990, AND ANY
AMENDMENTS THERETO

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 39 South, Range 11
East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

EXCEPTING THEREFROM the following: Beginning at a
point on the North line of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the
centerline of said existing road, from which the
Southeast corner of said Section 4 is South 21° 43'
30" East 701.00 feet and South 38° 01' 20" East 807.44
feet; thence Westerly to the Northwest corner of said
SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Southerly to the Southwest corner of
said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Easterly along the South line of
said Section 4 to a point on the centerline of said
existing road; said point being Westerly 11 feet, more
or less, from the Southeast corner of said Section 4;
thence Northwesterly along the centerline of said
existing road to the point of beginning, with bearings
based on Survey No. 1547 as recorded in the office of
the Klamath County Surveyor.

OVER

(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 \$ -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 consideration between the symbols $\{$ and $\}$ if not applicable, should be deleted. See ORS 92.030.

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 29 day of May, 1990;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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 executed by a corporation, affix corporate seal and
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on
May 29, 1990, by

JAMES H. CONNELLY and MARY
HELEN CONNELLY

(SEAL)

My commission expires: 10/31/91

JAMES H. & MARY HELEN CONNELLY
P.O. BOX 332
BONANZA, OREGON 97623
GRANTOR'S NAME AND ADDRESS

JAMES H. & MARY HELEN CONNELLY
P.O. BOX 332
BONANZA, OREGON 97623
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.

JAMES H. & MARY HELEN CONNELLY
P.O. BOX 332
BONANZA, OREGON 97623
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

This instrument was acknowledged before me on
19, by

as

of

Notary Public for Oregon

My commission expires:

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19, at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Deputy

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ALSO INCLUDING The S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 3, the N $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion described as follows: The following tract of land located in the NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 10; thence North along the West boundary line of said section, 730 feet to a point; thence East 730 feet; thence South 730 feet, more or less, to a point on the South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows: A parcel of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, being more particularly described as follows: Beginning at the iron pin marking the center of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, said pin being also the Northwest corner of East Bonanza Addition to the City of Bonanza, Klamath County, Oregon; thence North along the West right of way of West Avenue 30.0 feet; thence East along the North right of way of Morine Avenue 137.9 feet; thence North 110.0 feet; thence West 217.95 feet to the centerline of a drain; thence South 11 $^{\circ}$ 56' West along the centerline of said drain 143.1 feet to the East-West centerline of said Section 10; thence East along the said centerline of said Section 10, 109.64 feet to the point of beginning.

ALSO EXCEPT a tract of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North-South center section line of said Section 10, from which the North quarter corner of said Section 10 bears North 00 $^{\circ}$ 02'06" West 1997.28 feet; thence South 19 $^{\circ}$ 16'22" West, along the drain ditch, 530.67 feet to the Northwesterly corner of parcel described in Deed Volume 353 page 253, as recorded in the Klamath County Deed Records; thence South 89 $^{\circ}$ 30'16" East, along the North line of said parcel, 20.44 feet to a $\frac{1}{2}$ inch iron pipe; thence continuing along said line 155.03 feet to the North-South center section line of said Section 10; thence North 00 $^{\circ}$ 02'06" West 443.91 feet to a 5/8 inch iron pin; thence continuing North 00 $^{\circ}$ 02'06" West 58.53 feet to the point of beginning

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Smith the 4th day of June A.D., 1990 at 10:23 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 10646.

FEE \$33.00

Evelyn Biehn, County Clerk

By Rauline Mullendore

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