

OK 17310

BARGAIN AND SALE DEED

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13579

KNOW ALL MEN BY THESE PRESENTS, That Ronald A. Jones, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark A. Rauch and Nichol P. Rauch 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:

Parcel of land lying in the Southwest One-Quarter Northeast One-Quarter of Section 4, Township 25 South, Range 8 East, W.M., described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter Northeast One-Quarter of said Section 4; Thence East along the North line of said Southwest One-Quarter Northeast One-Quarter, 1047.43 feet to the centerline of a public roadway; Thence along said centerline South 22deg 16' 44" West, 243.19 feet; Thence continuing along said centerline South 41deg 12' 41" West, 464.53 feet; Thence continuing along said centerline South 47deg 04' 10" West, 322.68 feet; Thence continuing along said centerline South 40deg 12' 31" West, 396.65 feet; Thence continuing along said centerline South 53deg 04' 53" West, 196.69 feet to the West line of the Southwest One-Quarter Northeast One-Quarter; Thence North along Westline of said SW One-Quarter, 1202.51 feet to the True Point of Beginning, containing 16.33 Acres, more or less.

(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 \$ 17,000.00.

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 3 day of July, 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 Lane } ss.

The foregoing instrument was acknowledged before me this July 3, 1990, by

Ronald A. Jones
Kathleen J. Brunette

Notary Public for Oregon

(SEAL) My commission expires: 9.30.92

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.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

Ronald A. Jones

1095 Saville

Eugene, OR 97404

GRANTOR'S NAME AND ADDRESS

Mark A. Rauch

2098 Olive

Eugene, OR 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mark A. Rauch

2098 Olive

Eugene, OR 97405

NAME, ADDRESS, ZIP

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

Mark A. Rauch

2098 Olive

Eugene, OR 97405

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of July, 1990, at 11:06 o'clock A.M., and recorded in book/reel/volume No. 1790 on page 13579 or as fee/file/instrument/microfilm/reception No. 17310, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

NAME

TITLE

By Bernetha S. Kelso Deputy

\$28.00

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