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18319

BARGAIN AND SALE DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. mgd Page 15301

Donald E. Colwell, surviving joint tenant

Grantor,

conveys to Donald E. Colwell and Barbara B. Colwell Family Trust  
under instrument dated May 4, 1990 (survivor's trust) hereinafter

Grantee, the following real property situated in

County, Oregon, to-wit:

See Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ N/A (Here comply with the requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

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.

Jerry D. Depuy  
Jerry D. Depuy

under Power of Attorney

30 July 1990, 1990STATE OF OREGON, County of Klamath ) ss.Personally appeared the above named Jerry D. Depuyand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Paul J. [Signature]  
Notary Public for Oregon—My commission expires: Feb 3, 1991

## BARGAIN AND SALE DEED

Donald E. Colwell

GRANTOR

Donald E. Colwell &amp;

GRANTEE

Barbara B. Colwell Family Trust

GRANTEE'S ADDRESS, ZIP

After recording return to:

Aspell, Della-Rose &amp; Richard

122 South 5th Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

ss.

I certify that the within instrument 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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## EXHIBIT A

Lots 6 and 7 in Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lot 7 lying Northeasterly of the Great Northern Railway right-of-way described in Book 95, Page 455, Deed Records of Klamath County, Oregon.

ALSO Lot 2 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 35, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Great Northern Railway right-of-way described in Book 95, Page 455, Deed Records of Klamath County, Oregon.

## EXCEPTING THEREFROM:

A parcel of land situated in Lot 2, Section 35, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southwesterly right-of-way boundary of the Great Northern Railroad from which the Section corner common to Sections 34, 35, 2 and 3 bears South 40°30' West 1685.35 feet; thence South 89°22'54" West 731.17 feet to a 5/8" iron rod on the high left bank of Lost River; thence continuing along said bearing 60 feet, more or less, to the waters; edge of Lost River; thence upstream along the left bank of Lost River to a point from which a 5/8" iron rod on the high left bank of Lost River bears North 53°49' East 60 feet, more or less; thence North 53°49' East 60 feet, more or less, to said 5/8" iron rod; thence North 53°49' East 661.81 feet to a 5/8" iron rod on the Southwesterly right-of-way boundary of the Great Northern Railroad; thence South 28°43'04" East 551.45 feet along the Southwesterly right-of-way boundary of the Great Northern Railroad, to the place of beginning.

ALSO EXCEPTING THEREFROM that portion of property conveyed to United States of America by Deed recorded in Book 93, Page 144, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspell, Della-Rose & Richard the 31st day of July A.D., 19 90 at 4:43 o'clock P. M., and duly recorded in Vol. M90 of Deeds on Page 15301.

Evelyn Biehn - County Clerk

By Pauline Mueller

FEE \$33.00