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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARY JANE CONNELLY, who took title as, MARY JANE COLFAX, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRED W. KOEHLER, JR.

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: An undivided one-fifth interest in: All that portion of the NE 1/4 of the SE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerthread of Spring Creek and Westerly of Highway No. 97.

EXCEPTING THEREFROM the South 450 feet of the North 900 feet measured perpendicular to the North line of the NE 1/4 of the SE 1/4 of said Section 4.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190 at page 21, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE 1/4, SE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/4 corner of Section 4, Township 34 South, Range 7 East of the Willamette Meridian; thence South 05 degrees 16' 30" East 169.52 feet to a 5/8" iron pin on the Westerly right of way line of Highway 97; thence South 09 degrees 46' 38" West along said right of way line 284.86 feet; thence North 89 degrees 04' West parallel to the North line of said NE 1/4 SE 1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89 degrees 04' West from the point of beginning; thence South 89 degrees 04' East 780 feet, more or less to the point of beginning, with bearings based on recorded survey No. 2480, as recorded in the office of the Klamath County Surveyor.

Subject to easements of Record and those apparent on the land.

(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 \$ 5,000.00

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 19 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,

STATE OF CALIFORNIA Riverside ss.
COUNTY OF Riverside

On July 10, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerome C. Connolly, personally

known to me (or proved to me on the basis of the oath of

a credible witness who is personally known to me) to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said:

That he/she resides in Palm Desert, Ca

that he/she

was present and saw Mary Jane Colfax Connolly, personally

known to him/her to be the same person(s) described in and who executed the within instrument, as a party(ies) thereto, sign, seal and deliver the same and that said party(ies) duly acknowledged in the presence of said affiant, that he/she/they executed the same, and that said affiant, thereupon at the party's(ies) request, subscribed his/her name as a witness thereto.

WITNESS my hand and official seal.

Signature Deanna G. Gayle

After recording return to:

FRED W. KOEHLER, JR.

527 Main Street Suite A

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

known before me this 19 day of July, 1990.
E
ORNIA
IN
in behalf of the corporation.
! DEANNA G. GAYLE

(SEAL)

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
DEANNA G. GAYLE

NOTARY PUBLIC—CALIF
NOTARY BOND FILED

RIVERSIDE COUNTY

My Commission Expires JAN. 22, 1991 that the within instrument be recorded on the

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Fred W. Koehler, Jr.

on this 1st day of Aug. A.D. 19 90
at 11:28 o'clock A M. and duly recorded
in Vol. M90 of Deeds Page 15355
Evelyn Biehn County Clerk
By Deanna G. Gayle
Deputy.

Fee, \$28.00