

K-41990
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. MULVEY and PATRICIA J. MULVEY, ^{aka PATRICIA MULVEY} husband and wife, grantors in consideration of property adjustment to them paid by

JAMES L. MULVEY and PATRICIA J. MULVEY, Trustees, or their successors in trust, under the Mulvey Loving Trust dated August 16, 1990, and any amendments thereto

grantees do hereby grant, bargain, sell and convey unto the said grantees its heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

See attached Exhibit "A"

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.

To Have and to Hold, the above described premises unto the said grantee, heirs and assigns forever.

Witness their hands this 16th day of August, 1990.

James L. Mulvey
JAMES L. MULVEY

Patricia J. Mulvey
PATRICIA J. MULVEY

STATE OF OREGON,)
) ss.
County of Klamath)

This instrument was acknowledged before me on August 16, 1990, by JAMES L. MULVEY and PATRICIA J. MULVEY, aka PATRICIA MULVEY.

[Signature]
Notary Public for Oregon
My Commission expires: 10/31/93

Grantors name and address:

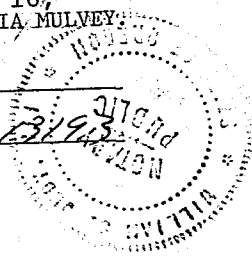
Mr. & Mrs. James L. Mulvey
5524 Walton Drive
Klamath Falls, OR 97503

After recording return to:
Wm. S. Judy, III
1200 N. E. Seventh St.
Grants Pass, OR 97526

Grantees name and address:

Mulvey Loving Trust
5524 Walton Drive
Klamath Falls, OR 97503

Mail tax statements to:
Mulvey Loving Trust
5524 Walton Drive
Klamath Falls, OR 97503



90 DEC 3 PM 3 39

Exhibit "A"

Lot 2 in Block 1, Tract No. 1059 KOERTJE KOURT, Klamath County, Oregon.
Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. An easement created by instrument, including the terms and provisions thereof, dated January 5, 1971, recorded January 13, 1971, recorded April 26, 1971 in Book M-71 at page 3663, dated July 7, 1971, recorded July 12, 1971 in Book M-71 at page 7253, Microfilm Records in favor of Pacific Power & Light Co., for electric transmission lines.
 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Koertje Kourt.
 5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
- Recorded : February 26, 1973 Book: M-73 Page: 1988

Lot 8, Block 2, FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: the 1st Deed of Trust, recorded at M76 Pg 10125 in the office of the County Clerk of Klamath County, Oregon.

Lot 9, Block 11 of Fourth Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: (1) the statutory powers, including the power of assessment, of South Suburban Sanitary District; (2) building setback line; (3) public utilities easement; and (4) easements and rights of way of record or apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day
of Dec. A.D., 19 90 at 3:39 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 23980.
Evelyn Biehn County Clerk
By Pauline Mueller

FEE \$33.00