

NE 26458

## BARGAIN AND SALE DEED

Vol. m91 Page 3776

KNOW ALL MEN BY THESE PRESENTS, That SANDRA LEA SHACKELFORD,  
TESTAMENTARY TRUSTEE OF THE HENRY E. ASHFORD, JR. TESTAMENTARY TRUST, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
ROGER T. ASHFORD

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:

Lot 12, in the South West 1/4 of the North West 1/4  
of Section 19, Township 36 South Range 11 East of  
the Willamette Meridian.

Subject to:

A 60 foot non-exclusive easement for ingress and egress along the easterly line. Together with:

A 60 foot non-exclusive easement for ingress and egress along the Easterly line of the West 1/2 of the West 1/2 of Section 19, Township 36 South, Range 11 East of the Willamette Meridian.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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-

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②The remark between the brackets is not applicable, should be deleted. See ORS 22.009. part of the consideration that included in the context so requires, the singular includes the plural and all grammatical

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 8th day of February, 1991;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

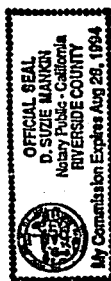
Sandra Lea Shackelford  
SANDRA LEA SHACKELFORD, Testamentary Trustee

CALIFORNIA  
STATE OF ~~VERMONT~~, County of ...RIVERSIDE.....) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

This instrument was acknowledged before me on February 8<sup>th</sup>, 1991,  
by SANDRA LEA SHACKELFORD  
as Testamentary Trustee  
of THE HENRY E. ASHFORD, JR. TESTAMENTARY TRUST

Notary Public for ~~Orange~~ California  
My commission expires 08-28-94



SANDRA LEA SHACKELFORD, Trustee

25564 Sharp Drive, #B  
Hemet, California 92344

GRANTOR'S NAME AND ADDRESS

ROGER T. ASHFORD

1111 Olvine  
Mentone, California 92359

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

ROGER T. ASHFORD

1111 Olvine  
Mentone, California 92359

NAME, ADDRESS, ZIP

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

ROGER T. ASHFORD

1111 Olvine  
Mentone, California 92359

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of .....Oregon

I certify that the within instrument was received for record on the 1st day of March, 1991, at 11:31 o'clock A. M., and recorded in book/reel/volume No. 491 on page 3776 or as fee/file/instrument/microfilm/reception No. 26458, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

.....Evelyn Biehn.....County Clerk.....  
NAME TITLE

By Deborah Mulendse Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$28.00