

31762

BARGAIN SALE DEED

Vol. 91 Page 13397

KNOW ALL MEN BY THESE PRESENTS, That
 **See Grantors names set forth below

_____ , herein called grantor,
 for the consideration herein stated, does hereby grant, bargain, sell and convey
 unto PAUL J. ARRITOLA
 herein 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS
 REFERENCE.

**Grantors Names - JERRY D. DE PUY and MARYGENE CAMPBELL, Co-Trustees of the
 DONALD E. COLWELL and BARBARA B. COLWELL FAMILY TRUST under instrument dated May 4, 1990
 (Survivors Trust)

SUBJECT TO: Mortgage, recorded March 21, 1969, in Volume M69, page 2042, Microfilm
 Records of Klamath County, Oregon, in favor of Federal Land Bank, as Mortgagee.

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 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 \$140,000.00

~~However, the actual consideration consists of or includes other property
 or value given or promised by the grantor to the grantee.~~

In construing this deed and where the context so requires, the singular
 includes the plural and 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 10th day
 of July, 1991; if a corporate grantor, it has caused its
 name to be signed and its seal affixed by an officer or other person duly author-
 ized to do so by order of its board of directors.

THE DONALD E. COLWELL and BARBARA B. COLWELL FAMILY
 TRUST under instrument dated May 4, 1990 (Survivors Trust)

by: Jerry D. De Puy Co-Trustee
 JERRY D. DE PUY, Co-Trustee

by: Marygene Campbell Co-Trustee
 MARYGENE CAMPBELL, Co-Trustee

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on July 10th, 1991

by Jerry D. DePuy and Marygene Campbell, Co-Trustees of the DONALD E. COLWELL and BARBARA B. COLWELL FAMILY TRUST

This instrument was acknowledged before me on May 6, 1990
 by _____
 as _____
 of _____

Kristi L. Redd
 Notary Public of Oregon

My commission expires 11/16/91

Grantor: THE DONALD E. COLWELL & BARBARA B. COLWELL FAMILY TRUST

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 Mortgages of said
 County.

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:
 SAME AS GRANTEE c/o MTC

FORWARD FUTURE TAX STATEMENTS TO:
 SAME AS GRANTEE

NAME

TITLE

By _____

Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

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 at page 455, Deed Records of Klamath County, Oregon.

ALSO Lot 2 and the SW1/4 of the NW1/4 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 at 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 degrees 30' West 1685.35 feet; thence South 89 degrees 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 degrees 49' East 60 feet, more or less; thence North 53 degrees 49' East 60 feet, more or less, to said 5/8" iron rod; thence North 53 degrees 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 degrees 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 at page 144, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of July A.D., 19 91 at 3:38 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 13397.
FEE \$33.00
By Evelyn Biehn County Clerk
Evelyn Biehn