

NE
32035

BARGAIN AND SALE DEED

Vol. m91 Page **13904**

KNOW ALL MEN BY THESE PRESENTS, That Klamath County, A Public Corporation of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John Cogar,

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:

Re-record previous document M91-11173

Beginning at a point on the Easterly line of the Keno Road which is South 61 degrees 32' East 2340' from the Northwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, which point being the Southerly corner of property deeded to I.L. Larkey, recorded in Vol. 165, Page 211 Deed Records; thence South along the East side of Keno Road 250' to a point; thence North 56 degrees 57' East 150' to the Westerly line of Highway 66 and #97; thence along said highway line North 37 degrees 10' West 225' to the Easterly corner of property of I.L. Larkey; thence West along said property line 73.4' to the place of beginning, being a part of Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian

Also, beginning at a point on the Easterly line of the Keno Road which is South 61 degrees 32 min. East 2340' from the Northwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence North 58 degrees 57 min. East 73.4 feet to the Westerly right of way line of Highway 66 and #97; thence along said highway line North 37 degrees 10 min. West 296.00 feet to intersect the easterly right of way line of said Keno road; thence along said easterly line of said Keno road South 22.55 min. East 319.5 feet to the place of beginning, containing .25 acres and being a part of Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian

(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 \$ 251.00

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS DEED IS NOT SUBJECT TO ANY MORTGAGE, EASE, OR OTHER INTEREST OF ANY KIND, AND THAT THE GRANTOR HAS THE RIGHT TO CONVEY THE SAME.~~

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 11th 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 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.

Harry Fredricks, Chairman of the Board
Ed Kentner, County Commissioner
Wes Sine, County Commissioner

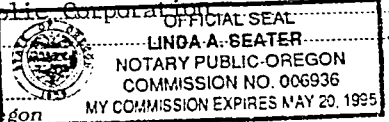
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 11th, 1991,

by Harry Fredricks, Chairman of the Board, Ed Kentner and Wes Sine,

as Commissioners of Klamath County, A Public Corporation

of the State of Oregon.



Walt
Notary Public for Oregon
My commission expires May 20, 1995

Klamath County Commissioners
Courthouse Annex, 305 Main Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

John Cogar
1140 N. 2nd Street
Lakeview, OR 97630
GRANTEE'S NAME AND ADDRESS

After recording return to:

John Cogar
1140 N. 2nd Street
Lakeview, OR 97630
NAME, ADDRESS, ZIP

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

John Cogar
1140 N. 2nd Street
Lakeview, OR 97630
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of July, 1991, at 9:02 o'clock A.M., and recorded in book/reel/volume No. M91 on page 13904 or as fee/file/instrument/microfilm/reception No. 32035, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debbie M. Mulder Deputy

Fee \$5.00