

NE 33942

BARGAIN AND SALE DEED

Vol. 17362 Page 17362

KNOW ALL MEN BY THESE PRESENTS, That Edward Hebert, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Maurice Anderson 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:

See attached Exhibit "A"

*Purchase Agreement of same date

(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 \$ *

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 22nd day of August, 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.

Edward L. Hebert
Edward Hebert

STATE OF OREGON, County of Lane) ss.
This instrument was acknowledged before me on August 22, 1991,
by Edward Hebert.

This instrument was acknowledged before me on _____, 19____,

by
as
of

Notary Public for Oregon
My commission expires 11/12/94

Edward Hebert

GRANTOR'S NAME AND ADDRESS

Maurice Anderson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maurice Anderson
c/o Manley's Tavern
Crescent Lake, OR 97425
NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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 Deeds of said county. Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

1991 AUG 20 AM 9 54

30 3800

EXHIBIT "A"

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

A portion of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, commencing at the Northeast corner of said Section 1; thence South along the East line of said Section 1, a distance of 326.3 feet to the point of beginning of the tract herein conveyed; thence continuing South along the East line of said Section 1; a distance of 145 feet; thence West and parallel to the North line of Section 1 to the Easterly right of way of State Highway 58; thence Northwesterly along the East right of way line to a point which is due West of the point of beginning; thence East and parallel to the North line of said Section 1 to the point of beginning.

PARCEL 2:

Commencing at the Southeast corner of the property described in Parcel 1; thence North along the West line of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, a distance of 168.65 feet to a steel rod marked "NNN/256, S6"; thence East along the NNN/256 line of said Section 6, 244.93 feet to a steel rod set 15 feet West of the centerline of an existing right of way for powerline; thence South 15 degrees 19' 12" East, parallel to and 15 feet Westerly of said centerline, a distance of 132.95 feet to a steel rod set on the centerline of an existing road; thence South 82 degrees 44' 10" West, a distance of 282.53 feet to the point of beginning.

TOGETHER WITH: the rights and obligations set forth in that certain Water Agreement given by James R. Ward and Elizabeth A. Ward, husband and wife, to Robert D. Rist and Joan Rist, husband and wife, dated September 12, 1981, recorded October 8, 1981, in Volume M81, Page 17794, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Easement, including the terms and provisions thereof, given by James R. Ward and Elizabeth Ward, husband and wife, to Manley Farrar and Edith B. Farrar, husband and wife, dated August 8, 1980, recorded May 27,

1981 in Volume M81, page 9351, Deed Records of Klamath County, Oregon.

2. Water Agreement, including the terms and provisions thereof, given by James R. Ward and Elizabeth A. Ward, husband and wife, to Robert D. Rist and Joan Rist, husband and wife, dated September 12, 1981, recorded October 8, 1981 in Volume M81, Page 17794, Deed Records of Klamath County, Oregon.

3. Trust Deed, including the terms and provisions thereof, executed by James R. Ward and Elizabeth Ward, husband and wife, as Grantors, to Mountain Title Company, as Trustee, for Lloyd A. Hollemon and Dorothy M. Hollemon, as Beneficiary, dated October 16, 1989, recorded October 17, 1989 in Volume M89, Page 19673, Mortgage Records of Klamath County, Oregon, (Hollemon Trust Deed) to secure payment of \$52,000.00. Beneficiaries will pay the referenced Hollemon Trust Deed in accordance with its terms. In the event Beneficiaries do not pay the Hollemon Trust Deed in accordance with its terms, Grantors may pay the same and deduct the amount paid from the balance due under the Promissory Note, which is secured by this Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 30th day
of Aug. A.D., 1991 at 9:54 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 17362.
Evelyn Biehn County Clerk
By Danene M. Mendenhall

FEE \$38.00