

BARGAIN AND SALE DEED

NINA MAY HALL, Grantor, conveys to DAVID J. HALL,

Grantee, the following described real property:

A tract of land situated in the SW1/4 of the SE1/4 of Sec. 1, Twp. 39 S, R. 9 E.W.M., more particularly described as follows:

Beginning at an iron pin on the Northerly right-of-way line of Hilyard Avenue, 30 feet Northerly at right angles from the center line of Hilyard Avenue, said point being North 0 degrees 04' West a distance of 30 feet and North 89 degrees 56' East a distance of 774.1 feet from the iron axle which marks the one-quarter corner common to Sections 1 and 12, Twp. 39 S., R. 9 E.W.M., and thence continuing North 89 degrees 56' East along the North line of Hilyard Ave., a distance of 220.0 feet; thence North 0 degrees 04' West a distance of 93.37 feet, to the true point of beginning; thence South 81 degrees 14' East a distance of 33.34 feet; thence North 43 degrees 51' East a distance of 115.0 feet, more or less, to the Southwesterly right-of-way line of the Dalles-California Highway; thence along said right-of-way line North 46 degrees 09' West a distance of 121.0 feet; thence South 43 degrees 51' West a distance of 200 feet, more or less, to a point North 81 degrees 14' West 114.53 feet of the point of beginning; thence South 81 degrees 14' East 114.53 feet, more or less, to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; easements and rights of way of record and those apparent on the land, if any; any unpaid charges or assessments of the Enterprise Irrigation District; right of way as shown on deed recorded May 22, 1926, in Vol. 69 of Deeds, page 577, Records of Klamath County, Oreg.

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3700

The true consideration for this conveyance is love and affection.

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.

Until a change is requested all tax statements should be sent to:

DAVID J. HALL, 6857 HILYARD AVENUE, KLAMATH FALLS, OREGON, 97603.

DATED THIS 2nd day of October, 1991.

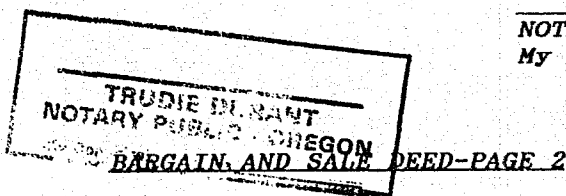
Nina May Hall
NINA MAY HALL, Grantor

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

Oct. 2nd, 1991.

Personally appeared the above NINA MAY HALL and acknowledged the foregoing instrument to be her voluntary act and deed. Before me.

Trudie Durant
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/30/93



Return: David J. Hall
6857 Hilyard Ave.
Klamath Falls, Or. 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David J. Hall the 2nd day
of Oct. A.D., 19 91 at 10:20 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 20032.

Evelyn Biehn. County Clerk

By *Pauline Mullins*

FEE \$33.00