

OK

38394

BARGAIN AND SALE DEED

Vol. m91 Page 25654KNOW ALL MEN BY THESE PRESENTS, That WENDY JOAN FARRIER, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey untoJOAN M. NEWMANhereinafter 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:

A tract of land in the N $\frac{1}{2}$ of Section 20, Township 39 South. Range 11 $\frac{1}{2}$ east of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, said corner being S89 16'53"W a distance of 3949.91 feet from the East quarter corner of said Section 20; thence N.00 48'38" W. 649.47 feet along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; thence N 40 24'01" E 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the true point of beginning of this description; thence S 40 24'01" W. 236.7 feet more or less along said parallel line to the Northerly right of way line of the K.I.D. "E" Canal; thence Northwesterly along said right of way line to its intersection with the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; thence Easterly along said South line to the Southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N.00 48'38" W. along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning.

(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 \$Love & Affection
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^⓪ (The sentence between the symbols ⓪, 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 13 day of October, 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.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of MULTNOMAH

This instrument was acknowledged before me on Oct 18th, 1991, by

Wendy Joan Farrier
Sandra H. Nigro

NOTARY PUBLIC - Oregon

(SEAL)

My Commission Expires April 17th 1993

STATE OF OREGON,

County of _____

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

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

Wendy Joan Farrier
 1909 S.E. 84th Avenue
 Portland, OR 97216

GRANTOR'S NAME AND ADDRESS

Joan M. Newman
 19090 N. Poe Valley Road
 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joan M. Newman
 19090 N. Poe Valley Road
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

As above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of Dec., 1991, at 2:06 o'clock p.M., and recorded in book/reel/volume No. M91 on page 25654 or as fee/file/instrument/microfilm/reception No. 38394, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Deputy Deputy

Fee \$28.00

#2800
 CR