

**BARGAIN AND SALE DEED**

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by the contract of sale), Cole Clegg and Linda Clegg, hereinafter referred to as the first party, do hereby grant, bargain, sell and convey unto Geanne G. Fraley, hereinafter referred to as the second party, her heirs, successors and assigns, all of their interest in the following described real property situate in Klamath County, State of Oregon, to-wit:

See Attached Exhibit "A"

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto said second party, her heirs, successors and assigns forever.

And the first party, for themselves and their heirs and legal representatives, do covenant to and with the second party, her heirs, successors and assigns, that the first party are the purchasers of the property under a contract of sale; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at the time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true consideration for this conveyance is other than money.

Dated this 2 day of December, 1991.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

Cole Clegg  
Cole Clegg

Linda Clegg  
Linda Clegg

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named individuals and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: Camille Krieger

Notary Public for Oregon

My Commissioner Expires: 9-22-92

Cole & Linda Clogg

STATE OF OREGON, County of Klamath)ss.

Grantor

I certify that the within instrument 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. \_\_\_\_ Recorded of Deeds of said County.

Geanne G. Fraley  
675 Monmouth  
Independence, OR 97351  
Grantee

Witness my hand and seal of County affixed.

After recording return to:  
Geanne G. Fraley

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

Until a change is requested, all tax statements shall be sent to the following address: SAME

## EXHIBIT "A" DESCRIPTION

26319

A parcel of land in the E $\frac{1}{2}$ SE $\frac{1}{2}$  of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which marks the intersection of the Westerly right of way line of the Great Northern Railroad and the Northerly right of way line of the County Road in the SE $\frac{1}{2}$  of Section 15, Township 39 South, Range 9 East of the Willamette Meridian and which point of beginning lies West 638.4 feet from the iron pin which marks the Southeast corner of the NE $\frac{1}{2}$ SE $\frac{1}{2}$  of Section 15, Township 39 south, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence; North-westerly along the Westerly right of way line of the Great Northern Railroad a distance of 433 feet to an iron pin; thence Northeasterly at right angles along the Westerly right of way line of the Great Northern Railroad a distance of 100 feet to an iron pin; thence at right angles Northwesterly along the Westerly right of way line of the Great Northern Railroad a distance of 195.3 feet to an iron pin; thence South a distance of 506.7 feet to an iron pin which lies on the Northerly right of way line of the County Road; thence Easterly along the Northerly right of way line of the County Road a distance of 390 feet more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County, for road purposes, by Warranty Deed recorded May 20, 1976 in Volume M76, page 7519, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kosta & Spencer  
of Dec. A.D., 19 91 at 4:32 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 26318

FEE \$33.00

Evelyn Biehn County Clerk

By Paula Muelenders