

41245

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

James F. Harelson

Grantor,

conveys to Valery Haughton

Grantee, the following real property situated in Klamath

County, Oregon, to-wit:

See Legal Description and Exceptions set forth on Exhibit A, attached hereto and incorporated herein by reference as if fully set forth.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated this 12th day of February, 1992

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.

James F. Harelson
James F. Harelson

STATE OF OREGON, County of Linn, James F. Harelson

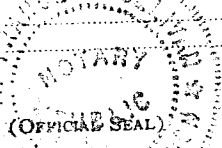
February 18, 1992

Personally appeared the above named

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

M. Anne Sullivan
Notary Public for Oregon—My commission expires: May 18, 1994



BARGAIN AND SALE DEED

James F. Harelson

GRANTOR

Valery Haughton

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

David L. and Diania Knapp
11280 HWY 66
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

35 25

35 00

EXHIBIT A

A portion of the NE 1/4 NW 1/4 Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

BEGINNING at a point on the Easterly right of way line of the Dalles-California Highway which lies North 89 degrees 42' West, a distance of 710.5 feet and South 6 degrees 02' West, a distance of 711 feet from the iron axel which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; running thence continuing South 6 degrees 02' West along the Easterly right of way line of the Dalles-California Highway, a distance of 144 feet to a point; thence South 89 degrees 09' East, a distance of 328.04 feet to a point; thence North 6 degrees 02' East, parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 139.75 feet to a point; thence North 88 degrees 25' West, a distance of 327.7 feet, more or less, to the point of beginning.

CODE 190 MAP 3809-18BA TL 900

SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Northside Drainage District.

Easement, including the terms and provisions thereof:

For: Transmission line
Granted to: The California Oregon Power Company
Recorded: August 29, 1923
Book: 61
Page: 400

Trust Deed, including the terms and provisions thereof as shown below:

Grantor: James F. Harelson and Valery Haughton
Trustee: William L. Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
Dated: April 13, 1988
Recorded: April 15, 1988
Book: M-88
Page: 5848

Trust deed, including the terms and provisions thereof, as shown below:

Grantor: James F. Harelson and Valery Haughton
Trustee: William L. Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association, a corporation
Dated: April 13, 1988
Recorded: April 21, 1988
Book: M-88
Page: 6279

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 20th day
of Feb. A.D., 19 92 at 3:25 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 3499
By Evelyn Biehn County Clerk

FEE \$35.00

WITHDRAWN

2-20-92

Doc. #41246

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