

OK **43841** BARGAIN AND SALE DEED **PAT JUHL** Vol *m92* Page *8574*  
KNOW ALL MEN BY THESE PRESENTS, That *hereinafter called grantor,*  
*NEIL GARRETT AND*

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *LEE R. SCHRODER*,  
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 LEGAL DESCRIPTION

\*TO EXTINGUISH REAL ESTATE CONTRACT RECORDED JUNE 9, 1986 IN VOLUME M86 AT PAGE  
9941, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.\*

(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 *24th* day of *August*, 1990;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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, } ss.  
County of *Klamath*  
This instrument was acknowledged before me on  
*Sept. 4*, 1990, by  
*Pat Juhl*  
*Kristi G. Redd*  
Notary Public for Oregon  
(SEAL) My commission expires: *11/16/91*

STATE OF OREGON, } ss.  
County of .....  
This instrument was acknowledged before me on .....  
19....., by .....  
as .....  
of .....  
Notary Public for Oregon (SEAL)  
My commission expires: .....

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
*Valerie R. Peaton*  
*24000 N.E. Old Washhill Road*  
*Newberg Oregon 97132*  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
*Same as above*  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of .....  
I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. ....  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.  
NAME TITLE  
By ..... Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

92 APR 21 PM 3 40

CULTURAL  
REGISTERED  
OREGON  
CALIFORNIA  
NEVADA

TELEPHONE 684-4738  
AREA CODE 503

WILLIAM L. WALES & ASSOCIATES  
CONSULTING ENGINEERS  
1740 AUSTIN STREET  
KLAMATH FALLS, OREGON 97601  
August 27, 1981

Legal Description for  
Neil Garrett  
PARCEL 1

A parcel of land situate in the southwest quarter of Section 20, T.38 S., R.9 E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the southwest corner of Section 20, T.38 S., R.9 E., W.M., bears S 0° 15' W 288.10 feet and S 89° 39' 20" W 981.75 feet distant; thence N 0° 15' E 206.90 feet to a point; thence N 43° 05' 30" E 122.52 feet to a point on the southwesterly right-of-way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said southwesterly right-of-way line along a curve to the right, the chord of which bears N 41° 14' 05" W 59.00 feet to a point; thence S 60° 03' 00" W 128.75 feet to a point; thence West 521.38 feet to a point on the easterly right-of-way line of U.S. Highway 97; thence along said easterly right-of-way line S 8° 35' 45" W 91.22 feet and S 3° 37' 45" E 135.63 feet to a point; thence East 414.09 feet to a point; thence S 74° 03' 25" E 185.31 feet, more or less, to the point of beginning, containing 3.35 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day  
of April A.D., 19 92 at 3:40 o'clock P M., and duly recorded in Vol. M92,  
of Deeds on Page 8574.

FEE \$35.00

Evelyn Biehn - County Clerk

By Deborah Mullendore