

OK

44321

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That WARREN B. MORE AND DAVID CHAN, M.D.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GARY B. WILLIAMS

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:

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

Section 25: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, and all that portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ lying Westerly of the Lost River Diversion Channel.

EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927, in Volume 79, page 131, and by deed recorded January 22, 1929, in Volume 85, page 186, Deed Records of Klamath County, Oregon.

NOTE: There are appurtenant easements to the property being insured on which no examination of the title has been made. Said easements will not be insured, but should be included in the forthcoming conveyance. Easements are described as follows:

"TOGETHER WITH: The following perpetual easements, to run with the land, for the construction, repair, maintenance and joint use of irrigation ditches for irrigation purposes:

- (a) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the South Section line of Sections 23 and 24 of Township 40 South, Range 13 East of the Willamette Meridian, a distance of 6400 feet, more or less, to Lost River Diversion Channel.
- (b) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the South line of the N $\frac{1}{2}$ N $\frac{1}{2}$ of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1790 feet, more or less, to the West side of the herein described property.
- (c) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the north side of the East-West center line of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1525 feet, more or less, to the Southwest corner of the herein described property.

Return and Tax Statements to
 Gary B. Williams
 17000 W. Langell Valley Rd
 Bonanza, OR 97623

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(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 \$.....

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 14th day of May, 1987, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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 the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON, CHITOSENA } ss.County of El Dorado }

The foregoing instrument was acknowledged before me this MAY 14, 1987, by

DAVID CHAN M.D.Becky Hamblin

(SEAL)

My commission expires:



OFFICIAL SEAL
BECKY HAMBLIN
NOTARY PUBLIC - CALIFORNIA
EL DORADO COUNTY
My Comm. Expires Sept. 15, 1989

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

(SEAL)

(If executed by a corporation, affix corporate seal)

(Attorney in Fact)

STATE OF CALIFORNIA

COUNTY OF EL DORADO } ss.On MAY 14, 1987

personally appeared PHYLLIS BARTOSH before me, the undersigned, a Notary Public in and for said State,

known to me to be the person whose name _____ subscribed to the within instrument, as the

Attorney in fact of WARREN B. MORE

and acknowledged to me that she subscribed the name _____

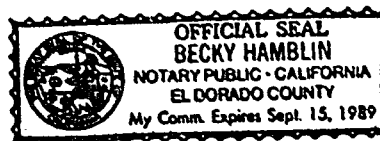
of WARREN B. MORE thereto as principal _____

and her own name _____ as Attorney in fact.

WITNESS my hand and official seal.

Signature Becky Hamblin

Name (Typed or Printed)



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day
of April A.D., 19 92 at 3:56 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 9417.

Evelyn Biehn

County Clerk

FEE \$40.00

By

Pauline Muckendale