

NL 44862

BARGAIN AND SALE DEED

Vol. 792 Page 10472

KNOW ALL MEN BY THESE PRESENTS, That GINA M. CALLAHAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES C. CALLAHAN 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 EXHIBIT "A"

(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 \$per divorce decree

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 12th day of May, 1992; 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.

Gina M. Callahan

Gina M. Callahan

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 12th, 1992, by Gina M. Callahan

This instrument was acknowledged before me on, 19, by

OFFICIAL SEAL  
SHANNON PHILLIPS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010184  
COMMISSION EXPIRES OCT 14 1992

Shannon Phillips  
Notary Public for Oregon  
My commission expires 10-14-92

Gina M. Callahan

P.O. Box 313

Bonanza, OR 97623

Grantor's Name and Address

James C. Callahan

22451 Highway 70

Bonanza, OR 97623

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James C. Callahan

22451 Highway 70

Bonanza, OR 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):

James C. Callahan

22451 Highway 70

Bonanza, OR 97623

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/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

92 MAY 17 PM 3 33

ck  
46.00

## EXHIBIT "A"

Real property located at 22451 Highway 70, Bonanza, OR 97623, more commonly known as:

## PARCEL 1:

Commencing at a point on the South line of the North half of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and North 89 degrees 41' West, 454 feet from the Southeast corner of said North half of Northwest quarter; run thence North 89 degrees 41' west along the South line of said North half of the Northwest quarter, 209 feet to a point; thence North on a line 209 feet to a point; thence South 89 degrees 41' East on a line 209 feet; thence South 209 feet to the place of beginning.

## Parcel 2:

Commencing at a point in the North half of Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies North 209 feet from a point on the South line of said North half of Northeast quarter of said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian which is North 89 degrees 41' West 454 feet from the Southeast corner of said North half of Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence running North 89 degrees 41' West parallel with the South line of said North half of Northwest quarter a distance of 209 feet to a point; thence North 145 feet, more or less to the Southeast right of way line of Highway 66, commonly known as Klamath Falls-Lakeview Highway; thence Northeasterly along said Southeasterly line of said Highway right of way line a distance of 253 feet, more or less, to a point North of the true point of beginning; thence South 246 feet, more or less, to the true point of beginning of this description being a tract of land 209 feet in width lying Northerly of and adjacent to a one acre tract of land heretofore conveyed to the above named grantee by deed of record, SAVING AND EXCEPTING that portion lying within the Dairy-Bonanza Road.

## Parcel 3:

A portion of the Northeast one quarter of the Northwest one quarter of Section 34, Township 38, South, range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, beginning 209 feet North of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence West 418 feet; thence South 178 feet to the right of way line of the Dairy-Bonanza Highway; thence West along said right of way line 36 feet; thence North about 460 feet to the Southerly right of way line of the Klamath Falls-Lakeview Highway #140 (formerly #66); thence Northeasterly along said right of way line about 650 feet to the East line of the said NE 1/4 of the NW 1/4 of Section 34; thence South along said line about 731 feet to the point of beginning.

(CODE 37 MAP 3811-V34BO TL 1500	KEY #485120)
(CODE 37 MAP 3811-V34BO TL 1600	KEY #485148)
(CODE 37 MAP 3811-V34BO TL 1400	KEY #485157)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13th day  
 of May A.D., 19 92 at 3:33 o'clock P.M., and duly recorded in Vol. M92,  
 of \_\_\_\_\_ Deeds on Page 10472.  
 Evelyn Biehn - County Clerk  
 By Deanne M. Sullivan

FEE \$40.00