

46289

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Verna Marie Jensen herein called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto REX D. JENSEN and Verna Marie Jensen as trustees for the JENSEN LIVING TRUST 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:

THE TWO PARCELS DESCRIBED ON EXHIBIT HERETO AND INCORPORATED HEREIN BY REFERENCE

EXCEPTING THEREFROM the above parcels that portion deeded to John Gardner and Beulah Gardner, husband and wife, in deed recorded in Volume 324 at page 146 on September 15, 1960.

The consideration for this deed is love and affection.

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 \$0.00.

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 16 day of June 1992; 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 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.

Verna Marie Jensen
Verna Marie Jensen

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Verna Marie Jensen and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Verna Marie Jensen, Grantor
P. O. Box 931
Klamath Falls, OR 97601

Grantee:
The Jensen Living Trust
P. O. Box 931
Klamath Falls, OR 97601

After recording return to:
Rex D. and Verna Marie Jensen
P. O. Box 931
Klamath Falls, OR 97601

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

Before me: Camille Krueger
Notary Public for Oregon
My Commissioner Expires: 9-22-92

STATE OF OREGON, County of Klamath) ss.
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.

Name

Title

Deputy

By

13244

PARCEL NO. 1

The following described real property in Klamath County, Oregon:

Beginning at a point 25 feet west of the section corner common to Secs., 28, 29, 32 and 33, Township 39 S.R. 8 E.W.M.; thence S. 0 deg.21' East parallel to Section line a distance of 1,282 feet to Klamath Falls-Ashland Highway right-of-way fence; thence N. 72 deg 38' E., along said fence a distance of 251.4 feet to a stake; thence N. 0 deg.21' W. 1,747 feet to a stake in the southerly bank of Emmitt Ditch; thence N. 78 deg.28' W. along said southerly ditch bank a distance of 245.0 feet to a stake; thence S. 0 deg.21' E. 589.0 feet to the pointing, containing 10.0 acres, more or less, and being in Sections 28, 29, 32 and 33, Township 39 S.R. 8 E.W.M., saving and excepting a tract containing 1 acre more or less, out of the Southeast corner of the above described tract having a frontage on the highway of 100 feet, and further described as follows: Beginning on the highway at a point 110 feet southwest of the southeast corner of the above tract; thence northeasterly along the highway 110 feet to the Southeast corner thereof; thence N. 0 deg.21' West 388.0 feet; thence West to a point North 0 deg.21' West of the point of beginning; thence South to the point of beginning.

PARCEL NO. 2

The following described real property in Klamath County, Oregon:

All that portion of the E 1/2 of SE 1/4 SE 1/4 of Section 29, and the E 1/2 of NE 1/4 of NE 1/4 of Section 32, Township 39 S.R. 8 E.W.M., described as follows:

Beginning at a point 0.37 chains west of the corner common to Sections 28, 29, 32 and 33, of Township 39 South, Range 8 East, W.M., thence North 14' West parallel to the section line 8.95 chains to the lower bank of the Upper Emmitt Ditch; thence North 89 deg and 36' West, 8.83 chains more or less to the boundary fence on the westerly line of the E 1/2 of SE 1/4 of SE 1/4 of Section 29; thence South 32' West along said boundary fence 17.49 chains to the northwest corner of the C.S. Hull tract; thence north 89 deg and 59' east, 7.84 chains to the northeast corner of said tract; thence south 32' west along the said Hull tract line fence 11.52 chains more or less to the northerly line of the State Highway; thence north 72 deg and 38' east along the said Highway line 1.44 chains; thence North 21' West 19.28 chains more or less to the point of beginning; and containing in all 17 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Verna Jensen the 16th day
of June A.D., 19 92 at 3:29 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 13243
By Evelyn Biehn County Clerk
Pauline Muelendore

FEE \$35.00