

46377

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## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Paul W. Shipman, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Paul W. Shipman, Trustee of the Shipman Family Trust dated June 5, 1992, 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:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89°25'00" East 495.00 feet and South 00°35'25" East 900.00 feet from the 1-inch iron axle marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00°35'25" West 100.00 feet; thence North 89°25'00" East 165.00 feet; thence South 00°35'25" East 100.00 feet; thence South 89°25'00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89°25'00" East. EXCEPTING THEREFROM the Westerly 25.00 feet in Hope Street.

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 establishment of trust.

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

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.

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.

In Witness Whereof, the Grantor has executed this instrument this 17 day of June, 1992.

Paul W. Shipman  
Paul W. Shipman

STATE OF OREGON )  
 ) SS  
County of Klamath )

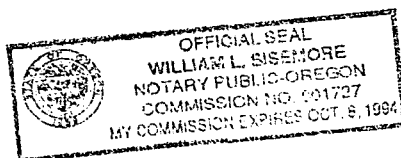
This instrument was acknowledged before me on 17, 1992, by Paul W. Shipman.

After recording, return to:  
Paul W. Shipman  
2153 Hope Street  
Klamath Falls, OR 97603

Until a change is requested,  
mail tax stmts to:

no change

William L. Sisemore  
Notary Public for Oregon  
My Commission Expires: Oct 8, 1994



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 18th day  
of June A.D. 19 92 at 10:14 o'clock A.M., and duly recorded in Vol. M92  
of Deeds on Page 13431.

Evelyn Biehn, County Clerk  
By [Signature]

FEE \$30.00