

NL 48575 BARGAIN AND SALE DEED Vol. m 9 2 Page 17491

KNOW ALL MEN BY THESE PRESENTS, That Carl Rajnus and Virginia Rajnus, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William Cowan and Rebecca Cowan, husband and wife 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:

Parcel One: A parcel of land situate in the SW $\frac{1}{4}$ of Section 12, Township 40 South, Range 11 E.W.M. more particularly described as follows:
Beginning at Southwest corner of said Section 12; thence North along the Section line a distance of 26 feet to an existing fence line; thence following said fence line in an easterly direction approximately 1012 feet to its intersection with the Southerly line of Section 12; thence Westerly along said Section line to the point of beginning.

Parcel Two: A parcel of land situate in Section 23, Township 40 South, Range 11 E.W.M., more particularly described as follows:
That portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section which lies Northerly of the fence as it exists along the roadway.

(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 \$ NONE

Ⓢ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 2 day of July, 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.

Carl Rajnus
Carl Rajnus

Virginia Rajnus
Virginia Rajnus

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 5, 1992, by Carl Rajnus and Virginia Rajnus

This instrument was acknowledged before me on _____, 19____

by _____
as _____
of _____

Trudie Durant

Notary Public for Oregon

My commission expires 9/30/92

TRUDIE DURANT
NOTARY PUBLIC - OREGON
My Commission Expires _____

Carl Rajnus and Virginia Rajnus

Grantor's Name and Address

William and Rebecca Cowan

Grantee's Name and Address

Mr. & Mrs. Cowan
14284 Hazard Rd.
Klamath Falls, OR 97603

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

Mr. & Mrs. Cowan
14284 Hazard Rd.
Klamath Falls, OR 97603

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of Aug., 1992, at 9:09 o'clock A.M., and recorded in book/reel/volume No. M92 on page 17491 or as fee/file/instrument/microfilm/reception No. 48575. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Trudie Durant, Deputy

Fee \$30.00