

48738

# BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JANICE L. BENSON hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey, unto BRIAN A. LEWIS, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at an iron pin in Tract 10 of DeWitt Home Tracts, which lies South 89 deg. 44' West a distance of 1354.6 feet and South 1160.3 feet and South 89 deg. 22' West a distance of 295.8 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of Willamette Meridian, and Section 12, Township 39 South, Range 8 E.W.M. in Klamath County, Oregon and running thence: Continuing South 89 deg. 22' West a distance of 60 feet to an iron pin; thence South 126.8 feet to an iron pin on the North line of Sunnyside Drive; thence East along the North line of Sunnyside Drive a distance of 60 feet to an iron pin; thence North 127.3 feet more or less, to the point of beginning, in NW1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of Willamette Meridian.

To Have and 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 \$15,000.00.

In construing this deed and where the context so requires, the singular includes the plural and the 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 6 day of August, 1992.

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.

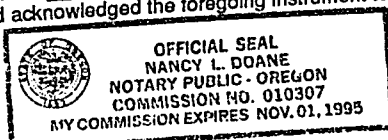
Janice L. Benson  
JANICE L. BENSON

STATE OF OREGON

} ss.

County of Klamath

On this 6 day of August, 1992, personally appeared before me the above named Janice L. Benson and acknowledged the foregoing instrument to be her voluntary act and deed.



Nancy L. Doane  
Notary Public for Oregon  
My Commission expires: 11-1-95

Janice L. Benson  
6767 Tingley Lane No. 66  
Klamath Falls, OR 97603  
Grantor's Name and Address

Brian A. Lewis  
11445 Highway 66  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:  
Richard N. Belcher  
815 Washburn Way  
Klamath Falls, OR 97603

Mail tax statements to:  
Brian A. Lewis  
11445 Highway 66  
Klamath Falls, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Richard N. Belcher  
on this 10th day of Aug. A.D., 19 92  
at 3:41 o'clock P. M. and duly recorded  
in Vol. M92 of Deeds Page 17819  
Evelyn Biehn County Clerk  
By Donna M. Mulendore Deputy.

Fee, \$30.00