

NL

45977

BARGAIN AND SALE DEED

mce 28305

Vol. m92 Page 19795

KNOW ALL MEN BY THESE PRESENTS, That AL FITTS AND JUNE FITTS

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AL FITTShereinafter 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 LEGAL DESCRIPTION

(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 \$ lot line adjustment

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 31 day of August, 1992;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

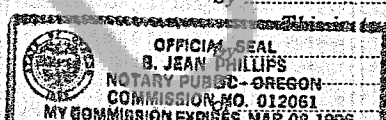
Al Fitts

June Fitts

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on 8-31, 1992,
by Al Fitts and June Fitts

This instrument was acknowledged before me on , 19 ,



My commission expires

Notary Public for Oregon
3-2-96

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book / volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said County.Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

Grantor's Name and Address

Grantee's Name and Address

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

Al & June Fitts
27627 Hwy 97 N
Chiloquin Oregon 97624

Al Fitts
27627 Hwy 97 N
Chiloquin Oregon 97624

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

SPACE RESERVED
FOR
RECORDER'S USE

Owners
Erwin R. Ritzler, L. S. W. R. E.
Dennis A. Ensor, L. S. W. R. E.

TRU (SURVEYING) LINE

TELEPHONE (503) 884-3691
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603
AUGUST 19, 1992

19796

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 27 AND 28 OF SECTION 3, T36S, R7EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 27, AS MARKED BY A RAILROAD TIE FENCE CORNER POST; THENCE S00°59'15"W 456.97 FEET TO A 5/8" IRON PIN WITH A TRU-LINE SURVEYING PLASTIC CAP; THENCE N89°00'45"W 134.87 FEET TO A 5/8" IRON PIN WITH A TRU-LINE SURVEYING PLASTIC CAP ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY #97; THENCE S09°30'00"E 205 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 28; THENCE EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOTS 28 AND 27, 1420 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 27; THENCE NORTH 660 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 27; THENCE WEST 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 20.6 ACRES, MORE OR LESS WITH BEARINGS BASED ON THE HIGHWAY DEPARTMENT MAP OF HIGHWAY #97 AS BEING N09°32'00"W.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor
DENNIS A. ENSOR O.L.S. 2442

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of Aug. A.D., 19 92 at 1:35 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 19795.

FEE \$35.00

Evelyn Biehn County Clerk

By *Dan Miller*