

54386

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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELLSWORTH LANG and INEZ LANG, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALANA LANG, 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:

Said land is described on the attached Exhibit "A" which is incorporated hereto by reference.

SUBJECT TO an easement for roadway purposes running north and south along the presently existing road in favor of the real property described as follows:

A portion of Tract of land situated in Gov. Lot 4, S $\frac{1}{2}$, Sec. 31, Township 35 S. R 7 EWM, containing six (6) acres, more or less, more particularly described as:

Beginning at the N.E. corner of said property running 100 feet in a N.W. direction and then running 50 feet in a southerly direction and then running 100 feet in an easterly direction and then returning to the point of beginning.

The portion intended to be granted is a lot, the dimensions being 100 feet x 50 feet.

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.

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 24 day of November, 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.

ELLSWORTH LANG

INEZ LANG

EXHIBIT "A"

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Government Lot 4 (N 1/2-NE 1/4-NW1/4) of Section 31, Township 35 S., R. 7 East of the Willamette Meridian, except the following :

That land beginning at the N.E. corner of said property running 100 feet in a N.W. direction and then running 50 feet in a southerly direction and then running 100 feet in an easterly direction and then returning to the point of beginning:

And that land beginning at a point from which the NW corner of Section 31, T. 35 S., R. 7 E., W.M., bears S 6 degrees 30' 30" E 7.5 feet N 51 degrees 05' 40" W 302.0 feet, N 84 degrees 15' 40" W 436.5 feet, and N 82 degrees 11' 20" W 1341.6 feet distant; thence S 6 degrees 30' 30" E 58.5 feet; thence N 80 degrees 02' 40" E 135 feet, more or less, to the Westerly bank of Williamson River; thence Northwesterly along the Westerly bank of Williamson River to a point which is N 6 degrees 30' 30" W 58.0 feet from the Southerly boundry of this parcel; thence S 80 degrees 02' 40" W 114 feet, more or less to the point of beginning and containing 0.16 acres more or less:

And that land beginning at a point on the West Boundry of Government Lot 4, Section 31, T. 35., R. 7 E., W. M. from the the northwest corner of said Section 31 bears N 82 degrees 11' 20" W 1341.6 feet distant; thence following an existing fence S 84 degrees 15' 40" E 436.5 feet to a point, S 51 degrees 05' 40" E 302.0 feet to a point, S 6 degrees 30' 30" E 50.5 feet to a point, and N 80 degrees 02' 40" E 135 feet, more or less to the Westerly bank of Williamson River; thence Southerly along the Westerly bank of Williamson River to the South boundry of said Government Lot of Section 31; thence Westerly along the South boundry of said Government Lot 4 to the Southwest corner thereof; thence northerly along the West boundry of said Government Lot 4 to the point of beginning; containing 6 acres, more or less:

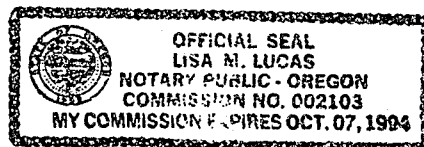
And that land beginning at the Northwest corner of Government Lot 4, Section 31, T 35 S., R 7 E., W. M. from which the Northwest corner of said Section 31 bears S. 89 degrees 39' 50" W. 1329.2 feet distant; thence N. 89 degrees 39' 50" E. along the North boundry of said Government Lot 4, 498.3 feet to a point; thence S. 7 degrees 13' 10" E. 336.7 feet to a point; thence N. 51 degrees 05' 40" W. 136.5 feet to a point; thence N. 84 degrees 15' 40" W. 436.5 feet, more or less, to a point on the West boundry of said Government Lot 4; thence Northerly along the West boundry of said Lot 4, 201.7 feet to the point of beginning; being subject to all rights of way and/or easements apparent on the premises, containing 2.79 acres, more or less.

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

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The foregoing instrument was acknowledged before me this 24 day of November, 1992, by ELLSWORTH LANG and INEZ LANG.

(SEAL)



Lisa M. Lucas
Notary Public for Oregon
My Commission Expires 10/7/94

GRANTOR'S NAME AND ADDRESS:

Ellsworth and Inez Lang
32160 Modoc Point Road
Chiloquin, OR 97624

STATE OF OREGON,)
COUNTY OF KLAMATH) ss.

GRANTEE'S NAME AND ADDRESS:

Alana Lang
32162 Modoc Point Road
Chiloquin, OR 97624

I certify that the within instrument was received for record on the 25th day of Nov., 1992, at 10:03 o'clock A.M., and recorded in book/reel/volume No. M92 on page 27986 or as fee/file/instrument/microfilm/reception No. 54386, Record of Deeds of said county.

Witness my hand and seal of County affixed.

AFTER RECORDING RETURN TO:

Ellsworth and Inez Lang
32160 Modoc Point Road
Chiloquin, OR 97624

Evelyn Biehn, County Clerk
Name Title
By Debbie Muelendore
Deputy

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Alana Lang
32162 Modoc Point Road
Chiloquin, OR 97624

Fee \$40.00