

55749 '92 DEC 20 AM 11 25

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That LAYNE C. ASHFORD f.k.a. LAYNE C. HENDERSON and JOHN DAVID ASHFORD

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAYNE C. ASHFORD and JOHN DAVID ASHFORD, Husband and Wife, Tenants by the Entirety, 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 anyway appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A Parcel of land situated in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the Enterprise Irrigation Canal and the East right of way of Patterson Street, said point being North 0 degrees 13' West a distance of 15.0 feet from the 3/8 inch iron pin marking the Northwest corner of Lot 31, "Valley View" subdivision, a duly recorded subdivision plat; thence North 0 degrees 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to a one-half inch iron pin; thence continuing North 0 degrees 13' West along the East right of way line of Patterson Street a distance of 93.00 feet to a one-half inch iron pin; thence North 89 degrees 47' East at right angles to Patterson Street a distance of 120.00 feet to the East line of said "Valley View" subdivision; thence, South 0 degrees 13' East along the East line of said subdivision a distance of 63.67 feet to a one-half inch iron pin; thence continuing South 0 degrees 13' East along the East line of said subdivision a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence South 73 degrees 49' West along the centerline of said canal a distance of 124.82 feet to the point of beginning.

(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 \$ Love & Affection

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) or (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 22 day of December, 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.

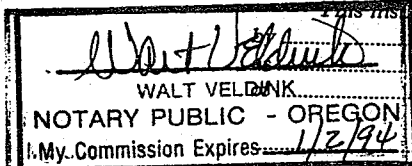
LAYNE C. ASHFORD
f.k.a. LAYNE C. HENDERSON
JOHN DAVID ASHFORD

STATE OF OREGON, County of Josephine

This instrument was acknowledged before me on 12/22, 1992,

by LAYNE C. ASHFORD f.k.a. LAYNE C. HENDERSON

This instrument was acknowledged before me on 12/22, 1992,



WALT VELDKINK

NOTARY PUBLIC - OREGON

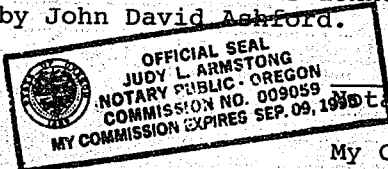
My Commission Expires 1/2/94

Notary Public for Oregon

My commission expires 1/2/94

STATE OF OREGON, County of Klamath.

This instrument was acknowledged before me on December 28, 1992, by John David Ashford.



OFFICIAL SEAL
JUDY L. ARMSTRONG
NOTARY PUBLIC - OREGON
COMMISSION NO. 009059
MY COMMISSION EXPIRES SEP. 09, 1995

Judy L. Armstrong
Notary Public for Oregon

My Commission expires on 9/9/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day of Dec. A.D., 19 92 at 11:25 o'clock AM., and duly recorded in Vol. M92 of Deeds on Page 30896

FEE \$30.00

Return & Taxes:

Layne C. Ashford-John David Ashford

3015 Patterson, Klamath Falls, Or. 97603

Evelyn Biehn County Clerk

By Pauline M. Mendenhall