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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

BILLY G. MANN

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for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Billy G. Mann, initial trustee, hereinafter called grantor, of THE BILLY G. MANN TRUST DATED June 12, 1987. 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:

See Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

(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 \$1.00 and other valuable consideration. The portion of the consideration which is the purchase price of the property is \$1.00.

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 12 day of June, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this June 12, 1987, by BILLY G. MANN

(SEAL)

My commission expires: 3/6/88

Notary Public for Oregon

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

BILLY G. MANN

GRANTOR'S NAME AND ADDRESS

THE BILLY G. MANN TRUST

GRANTEE'S NAME AND ADDRESS

After recording return to:

Proctor & Fairclo
280 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

No change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

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EXHIBIT "A"

Parcel 1:

SECTION 20: A parcel of land situate in the N $\frac{1}{2}$ of said Section, said parcel consisting of the entire SW $\frac{1}{4}$ NE $\frac{1}{4}$, the entire SE $\frac{1}{4}$ NW $\frac{1}{4}$, and that part of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows: Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said section, thence North 00°21'40" East along the West line of said section, 301.29 feet; thence leaving said West line, North 89°56'43" East 55.00 feet to the Easterly right-of-way line of the county road and the POINT OF BEGINNING of this description; thence continuing North 89°56'43" East 1302.05 feet; thence North 00°17'02" East along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 362.63 feet to the North line of said S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 89°53'16" West along said North line, 1301.58 feet to the Easterly right-of-way line of the county road; thence South 00°21'40" West along said right-of-way line, 361.35 feet to the point of beginning, all in Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

Parcel 2:

A parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest Corner of said Northwest quarter; thence South 89 degrees 59'50" East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North 00 degrees 21'40" East along said right-of-way line, 158.56 feet to the point of beginning for this description; thence continuing North 00 degrees 21'40" East along said right-of-way line, 142.76 feet; thence North 89 degrees 56'43" East, 1307.05 feet to a 5/8 inch iron pin; thence South 00 degrees 17'02" West along the East Line of the Southwest quarter Northwest quarter, 143.42 feet to a 1/2 inch iron pin; thence South 89 degrees 58'27" West, 1307.24 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo, Attorneys at Law the 18th day of June A.D., 19 87 at 2:10 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 10552
By Evelyn Biehn County Clerk

FEE \$14.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day of Jan. A.D., 19 93 at 11:37 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 1089
By Evelyn Biehn County Clerk

FEE \$10.00