

57424

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LOU BECKHARDT, Successor Trustee for the MAYES LIVING TRUST, herein called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto LOU BECKHARDT as Trustee of the L.J. BECKHARDT LIVING TRUST, 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:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at a 1" iron shaft with hex nut marking the Northwest corner of said SW 1/4 NW 1/4; thence North 89 deg. 55' East along the North line of said SW 1/4 NW 1/4, 819.09 feet to a 1/2 inch iron pin; thence South 00 deg. 05' East, 124.67 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing South 00 deg. 05' East, 249.33 feet to 1/2 inch iron pin in the Northerly right of way line of Lindley Way; thence South 89 deg. 55' West along said right of way line, 122.50 feet to a 1/2 inch iron pin; thence North 00 deg. 05' West, 249.33 feet to a 1/2 inch iron pin; thence North 89 deg. 55' East, 122.50 feet to the point of beginning.

The consideration for this deed is love and affection.

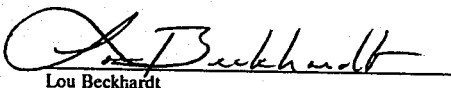
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

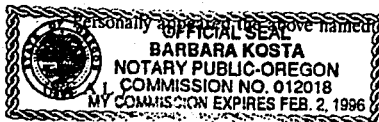
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of February, 1993; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.


Lou Beckhardt

STATE OF OREGON, County of Klamath)ss.

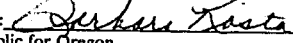


Lou Beckhardt
2446 Lindley Way
Klamath Falls, OR 97601

Grantee:
Lou Beckhardt, Trustee
2446 Lindley Way
Klamath Falls, OR 97601

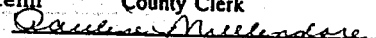
After recording return to:
Lou Beckhardt, Trustee
2446 Lindley Way
Klamath Falls, OR 97601

Until a change is requested
all tax statements shall be
sent to the following address:
No change

Before me: 
Notary Public for Oregon
My Commissioner Expires: 2-2-96 Grantor:

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Lou Beckhardt
on this 10th day of Feb. A.D. 19 93
at 11:06 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 3000.
Evelyn Biehn County Clerk
By 
Deputy.

Fee, \$30.00

30th CH