

NL 57532 '98 FEB 12 AM 11 01

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Matthews Family Limited Partnership

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Scott Matthews, Tod Matthews, Jodi Holladay, Eric Davis Holladay, Dominique Davis Holladay, D.T. Matthews, Elsie Matthews
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 tract or land situated in the NW 1/4 of the NE 1/4 of Section 13, Township 38 South Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

* not as
tenants in
common
but with
the right
to survivor-
ship

Beginning at a 3/8 inch iron rod in a mound of stone and on the section line between Sections 12 and 13, from which the stone marking the 1/4 corner common to Sections 12 and 13 bears North 88°58'56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88°43'15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following course and distances: (1) South 13°04'50" East, 65.99 feet; (2) South 40°32'19" East, 214.21 feet; (3) South 64°15'00" East 201.43 feet; (4) South 32°45'00" East, 158.47 feet; (5) South 18°40'48" East 514.71 feet; (6) South 62°58'12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW 1/4 of the NE 1/4 of Section 13; thence leaving said centerline and continuing along said 1/16 line, South 0°03'45" West 400.89 feet to a 3/4" pipe marking the NE 1/16 corner of Section 13; thence North 28°35'02" West 1505.90 feet to the point of beginning.

That portion of the following described property which lies Southerly, Southwesterly and Westerly of that certain 40 foot roadway as described in Easement given by D. T. Matthews et ux, dated June 10, 1977, recorded June 13, 1977, in Volume M77, page 10279, Records of Klamath County, Oregon:

The S1/2 NE1/4, the SE1/4 NW1/4, the SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, and the NE1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian.

(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 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 11th day of FEBRUARY, 1993; 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.

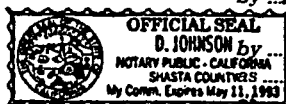
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Matthews Family Limited Partnership
Elsie Matthews Ben Paul
D.T. Matthews - Gen Prop

STATE OF OREGON, County of Shasta) ss.

This instrument was acknowledged before me on February 11th, 1993, by D.T. Matthews and Elsie Matthews.

This instrument was acknowledged before me on _____, 19____.



D. Johnson
Notary Public for Oregon California
My commission expires May 11, 1993

Matthews Family Limited Partnership
P O Box 639

Fall River Mills, CA 96028

Grantor's Name and Address

D.T. & Elsie Matthews et al

P O Box 639

Fall River Mills, CA 96028

Grantee's Name and Address

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

D. T. & Elsie Matthews

P O Box 639

Fall River Mills, CA 96028

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

D.T. & Elsie Matthews

P O Box 639

Fall River Mills, CA 96028

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of Feb., 1993, at 11:01 o'clock A.M., and recorded in book/reel/volume No. M93 on page 3179 or as fee/file/instrument/microfilm/reception No. 57532, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Deborah M. Mendenhall Deputy

Fee \$30.00