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93 FEB 12 AM 11 48

BARGAIN AND SALE DEED

Vol. m93 Page 3180

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. REEVES & VIRGINIA L. REEVES, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEVEN N. BECK & DEBORAH E. BECK, husband and wife

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:

An undivided 3/8 interest of an easement, being 70 feet in width and lying 35 feet on each side of the centerline, beginning at a point on the Westerly right of way line of the Sprague River Highway, being 1125 feet Northwesterly along the Westerly right of way line of said Highway from its intersection with the South line of Section 3, running thence in a Westerly direction to an irrigation pump as now located on the ground, for as long as grantee pays pro-rata cost to operate and maintain said pumps and irrigation system.

THE INTENT OF THIS DEED IS TO INCLUDE THE ABOVE DESCRIBED EASEMENT IN THAT DEED RECORDED JULY 19, 1990 IN VOLUME M90, PAGE 14456, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ -0-

THE WHOLE OF THE ABOVE DESCRIBED PROPERTY IS HEREBY GRANTED, BARGAINED, SOLD AND CONVEYED TO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER, AND THE GRANTOR DOES HEREBY WARRANT AND GUARANTEE THE TITLE TO THE SAID PROPERTY TO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.

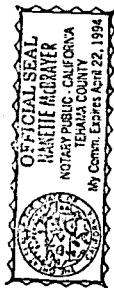
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____ January, 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.

William A. Reeves
William A. Reeves

Virginia L. Reeves
Virginia L. Reeves



STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on February 11, 1993,

by WILLIAM A. REEVES & VIRGINIA L. REEVES

This instrument was acknowledged before me on February 11, 1993,

by _____

as _____

of _____

Notary Public for Oregon
My commission expires 4-22-94

My commission expires 4-22-94

William A. & Virginia L. Reeves

22908 Gyle Rd.

Gerber, CA 96035

Grantor's Name and Address

Steven N. Beck & Deborah E. Beck

7550 Carrissa Hwy

Santa Margarita, CA 93453

Grantee's Name and Address

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

Steven N. & Deborah E. Beck

7550 Carrissa Hwy

Santa Margarita, CA 93453

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

Steven N. & Deborah E. Beck

7550 Carrissa Hwy

Santa Margarita, CA 93453

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

SPACE RESERVED
FOR
RECORDER'S USE

0818

SPS4 50010V

3181

18252

CERTIFICATE OF ACKNOWLEDGEMENT

Staple

STATE OF CALIFORNIA
COUNTY OF Tehama } S.S.On February 11, 1993 before me,

a Notary Public in and for said County and State, personally appeared

William A. Reeves
Virginia L. Reeves

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature
F 2492 (5-91)

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title co the 12th day
of Feb. A.D., 19 93 at 11:48 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 3180

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullender