

57933

BARGAIN AND SALE DEED

Vol. m93 Page 3985

MTL 29245-MK
 KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE of the GERALD C. WOLFF TRUST, U.T.A.D. December 1, 1983 and THE ESTATE OF HENRY G. WOLFF, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD J. LEGGET, as to undivided 50% interest, MARK LEGGET, as to undivided 25% interest and LISA LEGGET, as to 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:

**undivided 25% interest, all as Tenants in Common.

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

(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 \$ 70,000.00.

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). (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 23 day of February, 19 93; 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.

Gerald C. Wolff Trustee
 GERALD C. WOLFF TRUST
 GERRY W. WOLFF, TRUSTEE

Gerry W. Wolff Representative
 THE ESTATE OF HENRY G. WOLFF, GERRY W. WOLFF
 PERSONAL REPRESENTATIVE

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February 23, 19 93, by Gerry W. Wolff, Trustee of the Gerald C. Wolff Trust

This instrument was acknowledged before me on February 23, 19 93, by GERRY W. WOLFF

as PERSONAL REPRESENTATIVE

of THE ESTATE OF HENRY G. WOLFF

Mary Kenneally
 Notary Public for Oregon
 My commission expires 4/20/98



Trustee of the Gerald C. Wolff Trust
 31919 Modoc Point Road
 Chiloquin, OR 97624

Grantor's Name and Address

Donald, Mark & Lisa Legget
 4861 Laverne
 Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
 Donald, Mark, & Lisa Legget
 4861 Laverne
 Klamath Falls, OR 97603

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

Donald, Mark & Lisa Legget
 4861 Laverne
 Klamath Falls, OR 97603

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of Government Lot 10 lying Westerly of the Chiloquin-Williamson River Road in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

All Government Lot 15, and that portion of Government Lots 10, 11 and 14 lying Easterly of Chiloquin-Williamson River Highway 422, of Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

Government Lot 18 lying Northerly of TRACT 1021 WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being situate in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

That portion of Government Lot 19 lying East of State Highway 422 and North of TRACT 1021 WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being situate in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
of Feb. A.D. 19 93 at 9:48 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 3985.

FEE \$35.00

Evelyn Biehn, County Clerk

By Annette Mueller