

HTC 1396-6238

NL

859193

BARGAIN AND SALE DEED

Vol. 193 Page 6397

KNOW ALL MEN BY THESE PRESENTS, That

RUSSELL HAWKINS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AUDIE SOYLAND AND LINDA SOYLAND, 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 1/2 INTEREST IN THE PROPERTY DESCRIBED AS LEGAL DESCRIPTION EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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-

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 day of 19, 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.

RUSSELL HAWKINS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 3/30, 1993 by RUSSELL HAWKINS

This instrument was acknowledged before me on 19, by as of

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96



OFFICIAL SEAL  
HELEN M. FINK  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 014766  
MY COMMISSION EXPIRES APR. 20, 1996

RUSSELL HAWKINS

P.O. BOX 1805

KLAMATH FALLS, OR 97601

Grantor's Name and Address

AUDIE SOYLAND AND LINDA SOYLAND

Grantee's Name and Address

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

AUDIE SOYLAND AND LINDA SOYLAND

1007 LOMA LINDA

KLAMATH FALLS, OR 97601

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

RUSSELL HAWKINS

P.O. BOX 1805

KLAMATH FALLS, OR 97601

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/page/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 A. Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

10 2 13 03 MAR 26

6398

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 13 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of said Lot 13; thence North 0 degrees 20' East along the Easterly edge of Homedale Road a distance of 45.01 feet to an iron pin; thence South 88 degrees 19' East a distance of 99.16 feet to an iron pin; thence South 8 degrees 14' East a distance of 130.20 feet to an iron pin on the Southerly line of said Lot 13; thence North 43 degrees 30' West a distance of 118.50 feet more or less to the point of beginning.

TOGETHER WITH the following described property:

Beginning at the Southwest corner of Lot 13, HOMEDALE, Klamath County, Oregon; thence South 0 degrees 20' West along the East boundary of Homedale Road, 19.22 feet to a one-half inch iron pin; thence South 67 degrees 32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43 degrees 16' 30" West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

EXCEPTING THEREFROM the following:

Commencing at the Southwest corner of Lot 13, HOMEDALE, Klamath County, Oregon; thence South 43 degrees 16' 30" East along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South 43 degrees 16' 30" East 75.17 feet to an iron pin; thence North 8 degrees 06' 40" East, 31.88 feet to a one-half inch iron pin; thence North 67 degrees 32' West, 60.63 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company  
of March A.D., 19 93 at 2:01 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 6397

FEE \$35.00

Evelyn Biehn County Clerk  
By Annette Mueller