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61278

BARGAIN AND SALE DEED

Vol 93 Page 10455

KNOW ALL MEN BY THESE PRESENTS, That.....JOHNNY W. POWELL.....

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ***** hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of ^{his right, title & interest in} 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:

**** JOHN W. POWELL AND BARBARA POWELL, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE POWELL LOVING® TRUST DATED APRIL 19, 1993, AND ANY AMENDMENTS THERETO.

Beginning at a point on the south line of the NE1/4 of Sec. 32, T.39S, R.8 E., W.M., from which the quarter corner common to Secs. 32 and 33 bears north 89° 34' east, 30 feet; thence north 0° 06' east 1311.2 feet to the southerly line of the Ashland-Klamath Falls Highway; thence along said line south 72° 21' west 340.1 feet thence south 0° 06' west 1210.35 feet; thence north 89° 34' east 324.0 feet to the point of beginning, containing 9.37 acres, more or less, being in the E1/2SE1/4NE1/4 of said Sec. 32.

The irrigation ditch on the above described tract is to be maintained and kept open as a through ditch, same being described as follows:

Beginning at a point on the east line 12 feet from the NE corner of said tract; thence south 72° 21' west to the west line of said tract, this being the center line of said ditch.

(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 consideration (indicate which) Ⓢ (If the sentence between the symbols Ⓢ is not applicable, it should be deleted. See ORS 93.230.)

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 19 day of April, 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.

JOHNNY W. POWELL

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 19, 1993, by JOHNNY W. POWELL.

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

Notary Public for Oregon

My commission expires 10/31/95



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 010393
MY COMMISSION EXPIRES OCT 31, 1995

JOHNNY W. POWELL

P.O. Box 16

Keno, OR 97627

Grantor's Name and Address

JOHN W. POWELL & BARBARA POWELL

P.O. Box 16

Keno, OR 97627

Grantee's Name and Address

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

JAMES H. SMITH, ATTORNEY

1017 N. Riverside, #116

Medford, OR 97501

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

JOHN W. POWELL & JULIA DELORES NELSON

P.O. Box 16

Keno, OR 97627

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 11th day of May, 1993, at 9:53 o'clock A.M., and recorded in book/reel/volume No. M93 on page 10455 or as fee/file/instrument/microfilm/reception No. 61278, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Evelyn Biehn, Deputy

Fee: \$30.00