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BARGAIN AND SALE DEED

Vol. m 93 Page 10456

KNOW ALL MEN BY THESE PRESENTS, That JOHN WENDAL POWELL and BARBARA JANICE POWELL, Husband and Wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **** 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:

**** 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.

A tract of land situated in SW1/4 of Sec. 31, Twp. 39 S. R. 8 E.W.M., more particularly described as follows:

Beginning at an iron pin on the Northeasterly line of that tract of land described in Deed Vol. 293, page 274, Klamath Co. Deed Records, said point S. 55° 26' 30" E. a distance of 1794.05 feet from the West one-fourth corner of said Sec. 31; thence S. 42° 14' E. along the Northeasterly line of that tract of land described in said Deed Record a distance of 301.77 feet to an iron pin on the Westerly boundary of the Old County Road; thence N. 21° 12' E. along the westerly boundary of the Old County Road a distance of 160.00 feet to an iron pin; thence N. 52° 19' W. a distance of 533.44 feet to an iron pin; thence southwesterly a distance of 50.0 feet, more or less, to the most northerly corner of "Riverside Addition to Keno" according to the duly recorded plat thereof; thence Southeasterly along the easterly boundary of said "Riverside Addition to Keno" a distance of 204.5 feet to the most northerly corner of Lot 4, Block 1, said "Riverside Addition to Keno", said

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

OVER

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) ~~of the same between the symbols @, if not applicable, should be deleted. See ORS 93.036.~~

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, 1992; 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.

JOHN WENDAL POWELL

BARBARA JANICE POWELL

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 19, 1993, by JOHN WENDAL POWELL & BARBARA JANICE POWELL

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

by _____

as _____

of _____

My commission expires 10/31/95

Notary Public for Oregon



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

JOHN WENDAL POWELL & BARBARA JANICE 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 & BARBARA POWELL

P.O. Box 16

Keno, OR 97627

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

3500

point being the most westerly corner of that tract of land described in the aforementioned Deed Record; thence northeasterly along the northwesterly boundary of that tract of land described in said Deed Record a distance of 20.0 feet to the most northerly corner thereof; thence S. 42° 14' E. along the northeasterly boundary of that tract of land described in said Deed Record to the point of beginning, containing 1.3 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day of May A.D., 19 93 at 9:53 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 10456.

Evelyn Biehn County Clerk

By Caroline Neelander

FEE \$35.00