

61392

MAY 12 PM 3 30

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Waive Howard also known as Letha W. Howard

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the Estate of Lloyd V. Howard

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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

(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 \$to clear title.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 7th day of May, 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.

Letha W. Howard

Waive Howard

by: Glenn M. Howard

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 7th, 1993,

by Waive Howard

This instrument was acknowledged before me on May 12, 1993,

by Glenn M. Howard

as Attorney in Fact

of for Letha W. Howard aka Waive Howard

Marlene T. Addington

Notary Public for Oregon

My commission expires 3-22-97



Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip): Richard
Aspen Title & Escrow, Inc. Faircl
525 Main Street 280 Main
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

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

PARCEL 5:

Lot 4, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

10674

EXHIBIT "A" CONTINUED

Beginning at a point where the line between Section 7 and 8, Township 40 South, Range 8 East of the Willamette Meridian, intersects the Southwestly right of way line of the Keno-Worden county road, which point is 66 feet North of the meander corner between said Section 7 and 8, and 739 feet, more or less, South of the one quarter corner between said sections; thence North 29 degrees 27' West 849.3 feet, more or less, along the right of way line of said road to the North line of Lot 4 of said Section 7; thence West, 166.3 feet along the North line of said Lot 4, to the Westerly line thereof; thence South 8 degrees East along the Westerly line of said Lot 4, a distance of 55.2 feet; thence South 37 degrees 30' East, along the Southwestly line of said Lot 4, a distance of 889.7 feet; thence North 60 degrees 15' East 40.6 feet to the point of beginning.

CODE 21 MAP 4008-500 TL 1000
CODE 21 & 52 MAP 4008-700 TL 800
CODE 52 & 21 MAP 4008-700 TL 800
CODE 21 MAP 4008-700 TL 900
CODE 52 MAP 4008-700 TL 1300
CODE 106 MAP 4008-700 TL 1800
CODE 21 MAP 4008-800 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 12th day
of May A.D., 19 93 at 3:30 o'clock PM., and duly recorded in Vol. M93
of Deeds on Page 10673.

FEE \$35.00

Evelyn Biehn - County Clerk

By Quilene M. Mendenhall