

UTC 29687-KR  
BARGAIN SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That and wife  
LARRY A. HARDGROVE & SHARON E. HARDGROVE, husband/, herein called grantor,  
for the consideration herein stated, does hereby grant, bargain, sell and convey  
unto ROBERT A. BEAN and LURENE G. BEAN, husband and wife,  
herein 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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.

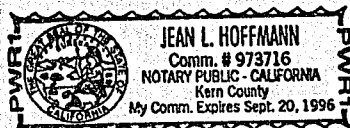
To Have and to Hold the same unto the said grantee and grantee's heirs,  
successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms  
of dollars, is \$ 90,000.00.

~~HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$90,000.00. THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$90,000.00. THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$90,000.00.~~

In construing this deed and where the context so requires, the singular  
includes the plural and 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 14th day  
of May, 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 author-  
ized to do so by order of its board of directors.



X Larry A. Hardgrove  
LARRY A. HARDGROVE

X Sharon E. Hardgrove  
SHARON E. HARDGROVE

CALIFORNIA  
STATE OF ~~OREGON~~ County of KERN ) ss.  
This instrument was acknowledged before me on May 14, 19 93  
by \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Jean L. Hoffmann  
Notary Public of ~~Oregon~~ California  
My commission expires 9-20-96

Grantor: LARRY A. HARDGROVE & SHARON E.  
HARDGROVE  
4032 O St. #33

Bakersfield, CA 93301

Grantee: ROBERT A. BEAN & LURENE G.  
BEAN  
2700 Biehn St.  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
ROBERT A. BEAN & LURENE G. BEAN  
2700 BIEHN ST.  
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/reel  
/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as  
fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Record of Mortgages of said  
County.  
Witness by my hand and seal of County affixed

NAME

TITLE

By \_\_\_\_\_ Deputy

MTC Number: 29687-KR

## LEGAL DESCRIPTION

A tract of land in the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1280 feet East and 1352 feet North of the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being in the center line of "A" Street as shown on the plat of Highway Addition filed May 31, 1927 in Plat Book 7 and page 9, now vacated, and on the Westerly line of Biehn Street as now located (80 feet wide); thence Westerly along the center line of said vacated "A" Street to the Easterly line of Lakeport Boulevard; thence North in a straight line 274 feet more or less to the South line of the Southern Pacific Railroad right of way; thence Southeasterly tracing the Southerly line of said right of way 313 feet, more or less, to the Westerly line of said Biehn Street; thence South 127.2 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day  
of May A.D., 19 93 at 9:44 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 11446

Evelyn Biehn County Clerk  
By Pauline Mullenda

FEE \$35.00