

62397

MTC 1396-6372
BARGAIN AND SALE DEED

Vol. M93 Page 12637

KNOW ALL MEN BY THESE PRESENTS, That JOYCE FETT

, hereinafter called grantor,

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

PEACHY P. THOMAS and CAROL THOMAS, 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:

PARCEL 1:

The S1/2 SW1/4 Section 16 the NE1/4 SW1/4 Section 16, the SE1/4 NW1/4 Section 16, the W1/2 NE1/4 NE1/4 Section 17, the E1/2 NW1/4 NE1/4 Section 17, the S1/2 SE1/4 Section 17, the NW1/4 SE1/4 Section 17, the W1/2 SW1/4 NE1/4 Section 17, the E1/2 SE1/4 NW1/4 Section 17, the E1/2 SE1/4 Section 20 lying Northerly of Military Crossing Road, N1/2 NE1/4 Section 20 and the SE1/4 NE1/4 Section 20 all being in said Township 30 South Range 9 East of the Willamette Meridian.

Excepting therefrom Section 20 Township 30 South Range 9 East of the Willamette Meridian, that portion described in Warranty Deed recorded June 2, 1959 in Volume 313 at Page 83, Klamath County Deed Records by Hugh R. Knight and Ada Knight to J. S. Crepeau and Ray Denham, to wit: Beginning at a point 900 feet East of the Southwest corner of the North half of the Northeast quarter of Section 20, Township 30 South Range 9 East of the Willamette Meridian; thence continuing due East for 660 feet and thence North for 660 feet and thence West for 660 feet and thence South 660 feet to the point of beginning.

PARCEL 2:

The NE1/4 SW1/4 of Section 17 in said Township 30 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

~~The true and actual consideration for this conveyance is \$110,000.~~

(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 \$

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 93.039.)

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 18 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.

X Joyce Fett
JOYCE FETT

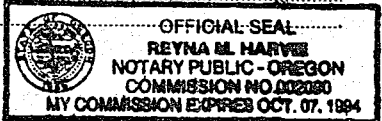
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 21st May, 1993

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

by _____
as _____
of _____

My commission expires 10-01-94



Grantee's Name and Address

Grantee's Name and Address

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

PEACHY & CAROL THOMAS
24077 Avenida Crescenta
Valencia, CA 91355

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

SAME - NO CHANGE

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 2nd day of June, 1993, at 4:45 o'clock P.M., and recorded in book/reel/volume No. M93 on page 12637 or as fee/file/instrument/microfilm/reception No. 62397 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Caroline M. Mulenbarger Deputy

Fee \$30.00