

'92 JUN 11 AM 11 39

COPYRIGHT 1982

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NL

62885

## BARGAIN AND SALE DEED

Vol. m93 Page 13627KNOW ALL MEN BY THESE PRESENTS, That LARRY L. MITCHELL  
aka LARRY MITCHELL

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:\*\*\*LARRY L. MITCHELL, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE  
LARRY L. MITCHELL LOVING TRUST DATED December 24, 1992, AND ANY  
AMENDMENTS THERETO

SEE ATTACHED EXHIBIT "A"

(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 \$ -0-① 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) ② (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 24th day of December, 1992,  
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.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.Larry L. Mitchell  
LARRY L. MITCHELLSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on December 24, 1992,  
by Larry L. MitchellThis instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

as \_\_\_\_\_

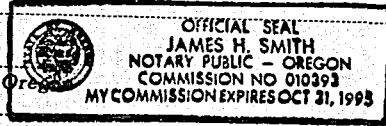
of \_\_\_\_\_

JAMES H. SMITH

My commission expires

Notary Public for Oregon

10/31/95

LARRY L. MITCHELL1050 MITCHELL RD.DAIRY, OR 97625

Grantor's Name and Address

LARRY L. MITCHELL1050 MITCHELL RD.DAIRY, OR 97625

Grantee's Name and Address

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

JAMES H. SMITH, ESQ.1017 N. RIVERSIDE SUITE 116MEDEORD, OR 97501

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

LARRY L. MITCHELLP.O. BOX 913DAIRY, OR 97625

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

3500

PARCEL 1:

Lot 5, Block 5, TRACT NO. 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Subject to the following:

1. Reservations and restrictions as contained in plat dedication, to wit:

a. A 25 foot building setback line along the front of all lots, as shown on the annexed plat; a 20 foot building setback line along all side and back lot lines.

b. No access to the State Highways on Lots 1 through 8 of Block 5 except at an established access which exists on Lot 1, Block 5; no access to the State Highway on Lots 1 through 5 of Block 6; no access to the State Highway on Lots 2 through 7 and 10 of Block 4 as shown on the annexed plat.

c. A non-exclusive easement for the purpose of egress and ingress into the property immediately North of this plat across Lot 1 of Block 5 as shown on the annexed plat.

d. A 16 foot wide public utilities easement centered on all back and side lot lines for the construction and maintenance of public utilities, any construction thereon to be at the owners risk.

e. All wells and septic tanks to be subject to approval of the County Health Department.

f. A 60 foot wide right-of-way to be reserved centered on the lot line common to Lots 8 and 9 of Block 9 for the purpose of future roadway as shown on the annexed plat.

g. All easements and reservations of record.

2. A 25 foot building setback line from streets as show on dedicated plat.

3. Reservations and restrictions as contained in Deed to Tribal Property, recorded February 27, 1959 in Volume 310, Page 175, Deed Records of Klamath County, Oregon, to wit:

"The above described land is subject to a right of way to Klamath Telephone and Telegraph Company for the telephone and telegraph line, approved by John H. Edwards, Assistant Secretary of the Interior, on May 10, 1927, subject to the provisions of the Act of March 3, 1901, (21 Stat. 1058-1083); Departmental regulations thereunder; and subject also to any prior valid existing right of adverse claim.

Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record.

PARCEL 2:

Lot 66, CASITAS, in the County of Klamath, State of Oregon.

PARCEL 3:

The Northeast quarter of Section 25, in Township 38 South, Range 10 East of the Willamette Meridian, in Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 11th day  
of \_\_\_\_\_ June \_\_\_\_\_ A.D., 19 93 at 11:39 o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. \_\_\_\_\_ M93  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 13627.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mueller