

NL 68565

BARGAIN AND SALE DEED

Vol. M93 Page 24608

KCT #45658

KNOW ALL MEN BY THESE PRESENTS, That Warren Woodard and Ardyce R. Woodard

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Loyd W. Reed and Virginia M. Reed, 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:

Government Lots 9, 10, 11 and the SE¼NE¼ of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, lying Westerly of Hill Road.
EXCEPTING THEREFROM the following parcel of land:

Beginning at an iron pin located South 276.5 feet from the Northeast corner of said Section 31, said point being on the Southerly boundary of the County Road; thence South 311.9 feet to an iron pin; thence South 69°30' West 294.9 feet to an iron pin on the Easterly boundary of the County Road; thence Northerly and Easterly following the Easterly and Southerly boundary of said County Road to the point of beginning;
ALSO EXCEPTING that portion of Lot 10 lying North of Lost River, AND ALSO EXCEPTING those portions deed to the United States of America for ditches and canals.

This deed is being recorded to correct legal description shown in deed recorded May 21, 1976, in Volume M76 page 7575, Deed Records of Klamath County, Oregon.

(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 \$ 0.00

Ⓞ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 Ⓞ, 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 17th day of September, 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.

Warren Woodard

Ardyce R. Woodard

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 19, 1993,

by Warren Woodard and Ardyce R. Woodard

This instrument was acknowledged before me on September 19, 1993,

by

as

of

Judith L. Caldwell

Notary Public for Oregon

My commission expires 8-31-95



OFFICIAL SEAL
JUDITH L. CALDWELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 007235
MY COMMISSION EXPIRES AUG. 31, 1995

Warren Woodard

Ardyce R. Woodard

C/O KFFSL

Grantor's Name and Address

Loyd W. Reed

Virginia M. Reed

C/O KFFSL

Grantee's Name and Address

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

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 23rd day of Sept., 1993, at 2:44 o'clock P.M., and recorded in book/reel/volume No. M93 on page 24608 or as fee/title/instrument/microfilm/reception No. 68565, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Deanne M. Macintosh, Deputy

Fee \$30.00