

NE

69178

BARGAIN AND SALE DEED

Vol. m 93 Page 25769

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD B. BRENNAN

, hereinafter called grantor,

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

EDWARD C. BRENNAN AND AVELINA B. BRENNAN, husband and wife

hereinafter called grantees, and unto grantees' 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 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-

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 93.030.)

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 9th day of July, 19 92.

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.

Edward B. Brennan

EDWARD B. BRENNAN

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 9, 19 92,

by Edward B. Brennan

This instrument was acknowledged before me on , 19 ,

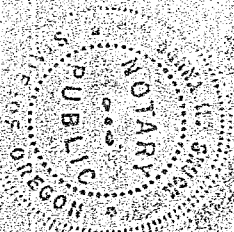
by

as

of

Dorinda E. Smith
Notary Public for Oregon

My commission expires 5-24-94



EDWARD B. BRENNAN

P.O. Box 147

KENO, ORE. 97627

GRANTOR'S NAME AND ADDRESS

EDWARD C. BRENNAN & AVELINA

P.O. Box 147

KENO, ORE. 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Edward C. Brennan

P.O. Box 147

KENO, ORE. 97627

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same As above

NAME, ADDRESS, ZIP

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/title/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

A tract of land situated in the SE $\frac{1}{4}$ of Section 36, T 39 S, R 7 EWM and the NE $\frac{1}{4}$ of Section 1, T 40 S, R 7 EWM, all in Klamath County, Oregon and being more particularly described as follows: Beginning at a point on the South line of the SE $\frac{1}{4}$ of said Section 36, said point being S 89°31'06" E 532.42 feet from the Southwest corner of the said SE $\frac{1}{4}$; thence N 00°20'04" W, parallel to and 70.00 feet Westerly of the East line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36, 1864.02 feet to a point 850.00 feet from the North line of the SE $\frac{1}{4}$ of said Section 36; thence S 89°50'53" E, parallel to and 850.00 feet from the North line of the said SE $\frac{1}{4}$ to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36; thence Northerly along said East line 300.00 feet; thence along the following courses as shown on recorded Survey No. 1168, as recorded in the Klamath County Surveyor's Office: S 48°48'55" E 587.39 feet, S 18°15'57" E 480.42 feet, N 89°35'55" W 228.16 feet, N 00°00'39" E 30.00 feet, N 89°35'55" W 360.25 feet to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36; thence Southerly along the said East line to the South line of the SE $\frac{1}{4}$ of said Section 36; thence S 89°31'06" E along said South line 356.31 feet to the Northwest corner of that tract of land described in Volume M68 page 3307 of the Klamath County Deed Records; thence Southerly along the West line of said described tract of land 428 feet, more or less, to the Northerly right of way line of State Highway No. 66; thence S 57°40' W along said Northerly right of way line 704.21 feet; thence N 32°20' W 766.06 feet; thence N 00°20'04" W 220.37 feet to the point of beginning, EXCEPTING that tract of land deeded to the State Highway Department as described in Deed Volume 104 page 557 of the Klamath County Deed Records; with the bearings being based on PONDOSA, a duly recorded plat.

The above described tract of land subject to a 30-foot access easement along the following described line: Beginning at a point on the Northerly right of way line of State Highway No. 66, said point being S 89°31'06" E 532.42 feet and S 00°20'04" E 220.37 feet and S 32°20' E 766.06 feet from the Northwest corner of the NE $\frac{1}{4}$ of said Section 1; thence N 32°20' W 766.06 feet; thence N 00°20'04" W 2084.39 feet; thence S 89°50'53" E 740.40 feet, more or less, to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Edward Brennan the 5th day
of Oct. A.D., 19 93 at 10:19 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 25769
By Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00