

70355

WHEN RECORDED MAIL TO:

GIACOMINI & KNIEPS
ATTORNEYS AT LAW
706 MAIN STREET
KLAMATH FALLS, OR 97601

10-27-93A10:30 RCVD

STATE OF OREGON Vol. m93 Page 28233

MAIL TAX STATEMENTS TO:

S. NOREEN MATTSON, Trustee
14611 FALVEY ROAD
MERRILL, OR 97633

(Don't use this space; reserved for recording label in counties where used.)

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 _____ on page _____ or as filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

BARGAIN AND SALE DEED

BEATRICE M. MATTSON, as to an undivided one-half interest,

GRANTOR, conveys to S. NOREEN MATTSON, Trustee, or the Successor Trustee, of the "BEATRICE M. MATTSON 1993 TRUST" dated 10/21/93,

GRANTEE, the following described real property situate in Klamath County, Oregon:

Beginning at an iron pin on the North right-of-way line of the County road which lies West along the section line a distance of 1078.1 feet and N. 0°10' W. a distance of 30 feet from the iron monument which marks the Southeast corner of the SW¼SE¼ of Section 2, T. 41 S., R. 10 E.W.M., in Klamath County, Oregon, and running thence: N. 0°10' W. a distance of 285.85 feet to an iron pin which lies on the center line of a private irrigation ditch; thence N. 63°32' W. along the center line of the private irrigation ditch a distance of 231.7 feet to an iron pin; thence continuing N. 59°17' W. along the center line of the private irrigation ditch a distance of 106.9 feet to an iron pin; thence S. 0°10' E. parallel to the easterly line a distance of 446.68 feet to an iron pin on the northerly right-of-way line of the County road 30 feet northerly at right angles from its center; thence East along the northerly right-of-way line of the County (CONTINUED ON REVERSE SIDE HEREOF)

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 part of the whole consideration. THIS DEED IS TO FACILITATE ESTATE PLANNING OF GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural.

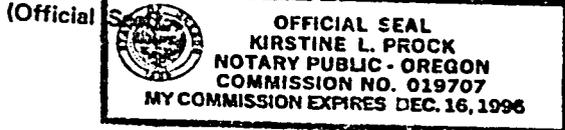
Dated this 21st day of October, 19 93.

HER X MARK
BEATRICE M. MATTSON

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named BEATRICE M. MATTSON

October 21, 19 93

and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Kirstine L. Prock
Notary Public for Oregon
My commission expires 12/16/96

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps
Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

(REAL PROPERTY DESCRIPTION, CON'T.:)

road a distance of 298.86 feet, more or less, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, T. 41 S., R. 10 E.W.M., SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a $\frac{1}{2}$ " iron pin which is 30.0 feet North and 1198.86 feet West and parallel to East-West Section line and on northerly right-of-way of County road from an encased monument which marks the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2; thence N. 0°10' W. 75.0 feet to an $\frac{1}{2}$ " iron pin; thence West and parallel to northerly right-of-way of County road 175.0 feet to iron pin; thence S. 0°10' East 75.0 feet to a 3/4" pipe (found); thence East 175.0 feet along northerly right-of-way of County road to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Giacomini & Knieps the 27th day of Oct. A.D., 19 93 at 10:30 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 28233.

FEE \$35.00

Evelyn Biehn - County Clerk

By Doreen Mulendore