

71035

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Maynard E. Smith and Ida E. Smith husband and wife for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Raymond Duane Hinshaw and Rosella June Hinshaw 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:

A tract of land described as follows: Beginning at a point on the East West quarter line which lies North 88°57' East a distance of 342 feet from the iron axel which marks the quarter section corner common to Sections 10 and 11 Township 39 S. Range 9 E. W. M. and running thence: continuing North 88°57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1°12' West parallel to the West section line of said section 11 a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less to the point of beginning, said tract containing 0.51 acres, more or less in the S1/2 of SW1/4 of Section 11, Township 39 S. Range 9 E. W. M. in Klamath County, Oregon. There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

(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 \$ 13,500.
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.

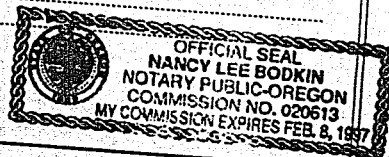
In Witness Whereof, the grantor has executed this instrument this 9 day of November, 1993, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Maynard E. Smith
Ida E. Smith

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on November 9, 1993
by Maynard E. Smith & Ida E. Smith
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____.

Nancy Lee Bodkin
Notary Public for Oregon
My commission expires 2/8/97



Maynard E. & Ida E. Smith
4318 Winter Ave
Klamath Falls OR 97603
Grantor's Name and Address

Grantor's Name and Address
After recording return to (Name, Address, Zip):
Raymond D & Rosella J. Hinshaw
4314 Pepperwood Dr
Klamath Falls OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
Raymond D & Rosella J Hinshaw
4314 Pepperwood Dr
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 9th day of Nov., 1993, at 2:25 o'clock P.M., and recorded in book/reel/volume No. M93 on page 29631 or as fee/file/instrument/microfilm/reception No. 71035 Record of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE
By Pauline M. Henderson Deputy

Fee \$30.00