

72778

12-14-93A11:25 RCV

BARGAIN AND SALE DEED

Vol 93 Page 33208

KNOW ALL MEN BY THESE PRESENTS, That
PAULA M. NELMES

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
ANDREW JAMES NELMES
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:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(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 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 13th day of December, 1993;
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 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 AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

Paula M. Nelmes
PAULA M. NELMES

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 13, 1993,

by PAULA M. NELMES

This instrument was acknowledged before me on _____, 19____,

by _____



Mary Kennaally
Notary Public for Oregon
My commission expires 4/20/96

PAULA M. NELMES

Grantor's Name and Address

ANDREW JAMES NELMES

3959 Old Midland Rd.

Klamath Falls, OR 97603

Grantee's Name and Address

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

ANDREW JAMES NELMES

3959 Old Midland Rd.

Klamath Falls, OR 97603

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

ANDREW JAMES NELMES

3959 Old Midland Rd.

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

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. _____ onpage _____ or as fee/life/instru-
ment/microfilm/reception No. _____

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT A
LEGAL DESCRIPTION

All that part of SE1/4 SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, included in the parcel of land described as follows:

Beginning at a point on the South boundary of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Section 34 bears North 89 degrees 50' East 969.7 feet and running thence North along the Westerly line of property owned by Klamath Irrigation District a distance of 210 feet; thence South 89 degrees 50' West 75 feet; thence South 210 feet to the South line of said Section; thence East along the South line of said Section a distance of 75 feet to the point of beginning.

TOGETHER WITH a 1943 Parkway Mobile Home with license plate #X-183942 which is firmly attached to the ground thereto.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day of Dec. A.D. 19 92 at 11:25 o'clock AM. and duly recorded in Vol. M93 of Deeds on Page 33208

FEE \$35.00

Evelyn Biehn County Clerk

By Orville Millender