

NL

73743

BARGAIN AND SALE DEED

Vol m93 Page 35453

KNOW ALL MEN BY THESE PRESENTS, That KAREN G. GILBERT

hereinafter called grantor,

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

DAVID C. GILBERThereinafter 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 legal description Exhibit "A" attached hereto and made a part hereof.

(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 \$ to clear title. 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 29th day of JUNE, 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.

Karen G. Gilbert

IDAHO

STATE OF OREGON, County of ClearwaterThis instrument was acknowledged before me on June 29, 1993by Karen G. GilbertThis instrument was acknowledged before me on June 29, 1993by Julene R. Barton

as

of

Notary Public for OREGON IdahoMy commission expires 4-4-94

Karen G. Gilbert

Rt. #1, Box 116 D

Lenore, ID 83541

Grantor's Name and Address

David C. Gilbert

Grantor's Name and Address

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

David C. Gilbert

702 David Circle

Placerville, CA 95667

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

David C. Gilbert

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

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/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

35454

# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

A tract of land situated in the NE1/4 NE1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Oregon State Highway No. 421, more commonly known as Lakeshore Drive, from which the most Northwestern corner of Lot 17, OUSE KILA HOMESITES NO. 1, bears South 50 degrees 37 1/2' West 75.31 feet, said point being the Southwesterly corner of that certain parcel of real property described in Deed recorded in Deed Volume 164, page 532, Records of Klamath County, Oregon; thence North 76 degrees 33' West along said Highway right of way, 37.93 feet to the true point of beginning of this description; thence continuing along said highway right of way, North 76 degrees 33' West 90.97 feet to the beginning of a curve to the right and whose radius is 380.9 feet; thence around the arc of said curve to the right, 20.00 feet; thence North 25 degrees 00' East 195.00 feet to the water line of Klamath Lake; thence North 84 degrees 45' East along said Lake, to the Northwest corner of property described in Deed recorded in Volume 169, page 10656, Microfilm Records of Klamath County, Oregon; thence South 2 degrees 20' West 270 feet, more or less, along the Westerly line of said property described in Deed to the point of beginning.

## PARCEL 2

A tract of land situated in the NE1/4 NE1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Oregon State Highway No. 421, more commonly known as Lakeshore Drive, from which the most Northwestern corner of Lot 17, OUSE KILA HOMESITES NO. 1, bears South 50 degrees 37 1/2' West 75.31 feet distance, said point being the Southwesterly corner of that certain parcel of real property described in Deed recorded in Deed Volume 164, page 532, Records of Klamath County, Oregon; thence North 76 degrees 33' West along said highway right of way, 37.93 feet; thence North 7 degrees 24' 30" East a distance of 225.14 feet to the shore line of Klamath Lake; thence along said shore line North 65 degrees 30' East a distance of 65.0 feet to the Northeasterly corner of that certain parcel described in Deed Volume 354, page 410; thence South 2 degrees 20' West a distance of 270.0 feet, more or less to the Northerly right of way line of Lakeshore Drive (State Highway #421); thence North 76 degrees 33' West, along said right of way line a distance of 45.0 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 30th day  
of Dec. A.D., 19 93 at 11:41 o'clock AM., and duly recorded in Vol. M93  
of Deeds on Page 35453

Evelyn Biehn County Clerk  
By [Signature]

FEE \$35.00