

75354

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Frank Kuonen and Nell D. Kuonen, each as to an undivided 1/2 interest as tenants in common \*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frank Kuonen and Nell D. Kuonen Trustees of the 1994 Kuonen Family Trust 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:

## Parcel 1:

NE1/4 SE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian.

Subject to: Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

## Parcel 2:

The following parcel of real property situated in Section 5, Township 40 South Range 9 East of the Willamette Meridian more particularly described as follows:

A strip of land located in the south east quarter of the south east quarter of said section of five commencing at a point 1340.23 feet north of the section quarter common to sections four, five, eight, and nine, thence west 1315.73 feet to the north west corner of said southeast quarter of southeast quarter thence south 17.5 feet to a point thence east 1345.73 feet to a point which is 14.5 feet south of the point of beginning, thence north to the point of beginning.

\*and not as tenants by the entirety.

(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 28 day of January, 1994; 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.

Frank Kuonen

Nell D. Kuonen

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 28, 1994, by Frank Kuonen and Nell D. Kuonen

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

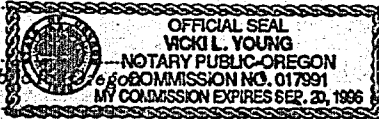
by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_

\_\_\_\_\_

My commission expires 9-20-96



Frank & Nell Kuonen  
11800 Tingley Lane  
Klamath Falls, OR 97601

Grantor's Name and Address

Frank & Nell Kuonen  
11800 Tingley Lane  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Frank & Nell Kuonen  
11800 Tingley Lane  
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Frank & Nell Kuonen  
11800 Tingley Lane  
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 31st day of Jan, 1994, at 2:58 o'clock P.M., and recorded in book/reel/volume No. M94 on page 3453 or as fee/file/instrument/microfilm/reception No. 75354, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Deputy

Fee \$30.00