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K-46246

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BARGAIN AND SALE DEED

Vol. 1994 Page 5488

KNOW ALL MEN BY THESE PRESENTS, That (Daughters of Eulene Florence McAuliffe) Ellen Boling and Florence Greear for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BARNEY CALMES 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 parcel of land situated in the NW $\frac{1}{4}$ of Section 17, T40S, R8E, W. M., Klamath County, Oregon, more particularly described as follows:
Beginning at a $\frac{5}{8}$ " iron pin on the Easterly right-of-way line of the Keno-Worden County Road, said point being S 00°09'31" E. 1940.23 feet and East, 2316.47 feet from the Northwest corner of said Section 17, thence S 46°57'59" E along said Easterly right-of-way line, 40.99 feet; thence N 18°43'06" E, 487.83 feet; thence N 71°16'54" W, 373.94 feet; thence S 28°50'54" E, 218.95 feet; thence N 18°43'06" E, 76.79 feet; thence S 71°16'54" E, 175.00 feet; thence S 18°43'06" W, 110.40 feet; thence S 71°16'54" E, 8.00 feet; thence S 18°43'06" W, 6.00 feet; thence N 71°16'54" W, 8.00 feet; thence S 18°43'06" W, 283.60 feet to the point of beginning.

(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 \$ 00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated above. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 91.030.)
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 12 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.

Ellen Boling
Ellen Boling

Florence Greear
Florence Greear

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on November 12, 1993, by Ellen Boling and Florence Greear.

This instrument was acknowledged before me on _____, 19____, as _____ of _____.

My commission expires _____
Notary Public for Oregon

Boling and Greear

Grantor's Name and Address

Calmes

Grantee's Name and Address

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

Sheri Wegner
14685 Keno Worden Rd
Keno, OR 97627

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

Same

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 18th day of Feb., 1994, at 11:05 o'clock A.M., and recorded in book/reel/volume No. M94 on page 5488 or as fee/file/instrument/microfilm/reception No. 76421, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By _____ Deputy

Fee \$30.00