

76605

02-23-94A10:30 RCVD

BARGAIN AND SALE DEED

Vol. 94 Page 5913

KNOW ALL MEN BY THESE PRESENTS, That WARREN H. BYERS

, hereinafter called grantor,

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

JANICE C. BYERS

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 LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT A

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 21 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.

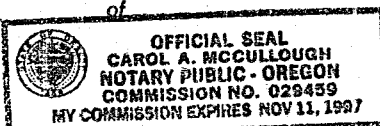
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WARREN H. BYERS

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 21, 1994, by Warren H. Byers

This instrument was acknowledged before me on , 19 by as of



Carol A. McCullough  
Notary Public for Oregon  
My commission expires Dec 11, 1997

Warren H. Byers  
P.O. Box 5188  
Klamath Falls, OR 97601  
Grantor's Name and Address

Janice C. Byers  
P.O. Box 5188  
Klamath Falls, OR 97601  
Grantee's Name and Address

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

Janice C. Byers  
P. O. Box 5188  
Klamath Falls, OR 97601

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

Janice C. Byers  
P. O. Box 5188  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.

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

EXHIBIT "A"  
LEGAL DESCRIPTION

All of the following described real property situate in Klamath County, Oregon:

Township 39 South, Range 8 East of the Willamette Meridian

SECTION 10: W1/2 SE1/4, SE1/4 SW1/4

SECTION 15: W1/2 NE1/4, E1/2 NW1/4, SW1/4, W1/2 SE1/4, SE1/4 SE1/4

SECTION 16: SE1/4

SECTION 21: W1/2 NE1/4, SE1/4 NE1/4

SECTION 22: NE1/4, S1/2 NW1/4, NE1/4 SW1/4, SE1/4

EXCEPTING that part of Section 22 lying Southeasterly of Highway and also EXCEPTING the following:

Beginning at the quarter section corner between Sections 22 and 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence East 327 feet; thence North 54 degrees West, 400 feet; thence South to the point of beginning.

ALSO SAVING AND EXCEPTING a tract of land lying within the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; said tract being particularly described as follows:

Beginning at the 1/4 section corner common to Sections 22 and 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line a distance of 409.3 feet to a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66); thence South 39 degrees 17' West a distance of 174.4 feet along said right of way to an angle point of same; thence South 40 degrees 06' West a distance of 254 feet along same right of way to a point; thence South 39 degrees 31' West along said right of way boundary, a distance of 428.7 feet to a 3/4" galvanized iron pipe; thence leaving said highway and bearing North 14 degrees 44' West a distance of 2441.9 feet to a 3/4" galvanized iron pipe set in an old existing fence line; thence North 89 degrees 25' 45" East along said fence line a distance of 1168.7 feet to a point on the section line marked with a 3/4" galvanized iron pipe; thence South along the said section line a distance of 1303.0 feet, more or less to the point of beginning.

ALSO SAVING AND EXCEPTING that portion of the NE1/4, Section 21, Township 39 South, Range 8 East of the Willamette Meridian, lying South and West of Round Lake County Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day  
of Feb A.D. 19 94 at 10:30 o'clock A M., and duly recorded in Vol. M94  
on Page 5913  
of Deeds  
By Evelyn Biehn County Clerk  
Douglas Miller

FEE \$35.00