

79268

04-18-94A11:44 RCVD

K-46055

BARGAIN AND SALE DEED

Vol. m94 Page 11413

KNOW ALL MEN BY THESE PRESENTS, That Viola M. Ropp and Ronald D. Ropp, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Viola M. Ropp, 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 situate in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 11 Township 39 South Range 9 E.W.M., more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Twp 39 S. R. 9 E.W.M. bears S. 89°44 $\frac{1}{2}$ ' W. along the center line of said roadway, a distance of 1216.9 feet to a point in the west boundary of said Section 11, and N. 0°13 $\frac{1}{2}$ ' W. along the Section line 1662.5 feet; running thence N. 89°44 $\frac{1}{2}$ ' E. along the center line of the above mentioned roadway, a distance of 136.9 feet, more or less to a point in the Easterly boundary of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 11; thence N. 0°7' W. along said Easterly boundary 331.5 feet, more or less to a point in the Northerly boundary of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 11; thence S. 89°47' W. along said boundary line 137.5 feet; thence S. 0°7' E. 331.6 feet, more or less to the point of beginning, containing one acre, more or less.

(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 15 day of April, 19 94; 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.

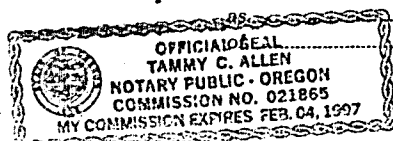
Viola M. Ropp
Viola M. Ropp

Ronald D. Ropp
Ronald D. Ropp

STATE OF OREGON, County of Klamath,) ss.

This instrument was acknowledged before me on April 15, 19 94,
by Viola M. Ropp & Ronald D. Ropp

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



Tammy C. Allen
Notary Public for Oregon

My commission expires 2/4/97

Viola Ropp
4535 Denver
Klamath Falls, Or 97603

Grantor's Name and Address

Grantor's Name and Address

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

Viola Ropp
4535 Denver
Klamath Falls, Or 97603

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

Viola Ropp
4535 Denver
Klamath Falls, OR 97603

STATE OF OREGON,

County of Klamath,) ss.

I certify that the within instrument was received for record on the 18th day of April, 19 94, at 11:44 o'clock A.M., and recorded in book/reel/volume No. M94 on page 11413 or as fee/file/instrument/microfilm/reception No. 79268, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douline Mulendare Deputy

Fee \$30.00