

79278

04-18-94P01:31 RCVD

BARGAIN AND SALE DEED

Vol. 94 Page 11443

KNOW ALL MEN BY THESE PRESENTS, That

JOHN F. HANCOCK

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

LYSSA C. RAY

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 EXHIBIT "A" ATTACHED

(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 \$ other than money

the whole of the property described herein, and the grantor 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.

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 7th day of April, 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.

JOHN F. HANCOCK

STATE OF OREGON, County of KLAMATH

) ss.

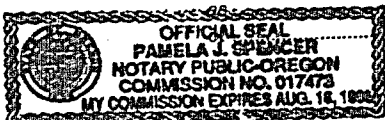
4/7, 1994

This instrument was acknowledged before me on

by JOHN F. HANCOCK

This instrument was acknowledged before me on

by



My commission expires 8/16/96

Notary Public for Oregon

JOHN F. HANCOCK

4824 Tingley Ln.

Klamath Falls, OR 97603

Grantor's Name and Address

LYSSA C. RAY

5211 Tingley Lane
Klamath Falls, OR 97601

Grantee's Name and Address

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

LYSSA C. RAY

5211 Tingley Lane
Klamath Falls, OR 97601

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

LYSSA C. RAY

5211 Tingley Lane
Klamath Falls, OR 97601

STATE OF OREGON,

) ss.

County of

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No.
Record of Deeds of said County.Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

11444

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1

A tract of land situate in the SW1/4 of NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin situated on the Southeasterly right of way line of the Old Midland Road, said point being located South a distance of 1795.5 feet and South 29 degrees 11' East a distance of 191.67 feet from the Northwest corner of said Section 16; thence South 59 degrees 12' East a distance of 163.58 feet to an iron pin; thence South 30 degrees 00' West a distance of 56.54 feet to an iron pin located on the Northeasterly right of way line of the U.S.B.R. A-3-1 (F-16) canal; thence North 74 degrees 15' West along the Northeasterly right of way line of said canal a distance of 149.0 feet to an iron pin located on the Southeasterly right of way line of the Old Midland Road; thence Northeasterly along the Southeasterly right of way line of said road on the arc of a curve to the right a distance of 97.45 feet, more or less, to the point of beginning.

PARCEL 2

A tract of land situate in the SW1/4 of NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way line of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.00 feet and South 49 degrees 45' East a distance of 170.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said point of beginning being the Northeast corner of that tract of land described in document recorded December 29, 1972, in Volume M72, page 15128, Klamath County Microfilm Records; thence South 2 degrees 55' East a distance of 166.90 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A.S.I. (F-16) canal; thence Southwesterly along the Northerly right of way of line said canal to a point 149.0 feet from the Southeasterly right of way line of the Old Midland road, said point also being the Southeast corner of that tract of land described in document recorded July 15, 1976, in Volume M76, page 10797, Klamath County Microfilm Records; thence North 30 degrees 00' East a distance of 176.60 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day of April A.D., 19 94 at 1:31 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 11443.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelandse