

80286

BARGAIN AND SALE DEED — STATUTORY FORM

Vol 1994 Page 13715

GUY D. MATTOON and THANE A. MATTOON, husband and wife,

INDIVIDUAL GRANTOR

conveys to GUY D. MATTOON and THANE A. MATTOON, Trustees, or their successors, Grantor, in trust under the MATTOON LIVING TRUST Dated April 27, 1994, and any amendments thereto, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

PARCEL ONE: Lot 20, N 1/2 W 1/2 E 1/2 NE 1/4 SE 1/4 Section 10 TWP 25 S R8E W.M. Klamath County. Subject to ten foot wide easement along entire North boundary for mutual roadway and all roadway purposes.

Subject to reservations and rights of way of record.

(OVER)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

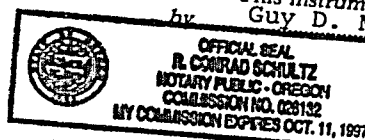
The true consideration for this conveyance is \$ NO CASH (Here comply with the requirements of ORS 93.030) OTHER VALUABLE CONSIDERATION

Dated this 27 day of April, 19.94

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.

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on April 27, 19.94, by Guy D. Mattoon and Thane A. Mattoon



R. Conrad Schultz
Notary Public for Oregon

My commission expires

BARGAIN AND SALE DEED

Guy & Thane Mattoon
MATTOON LIVING TRUST GRANTOR
Dated April 27, 1994 GRANTEE

GRANTEE'S ADDRESS, ZIP
After recording return to:

R. CONRAD SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Guy & Thane Mattoon
2515 Jeppesen Acres Road
Eugene, OR 97401
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of }
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

13716

28808

PARCEL TWO:

.....a parcel of land containing 6.87 acres in gross area, situate in the E 1/2 E 1/2 NE 1/4 SE 1/4 of Section 10, T. 25 S., R. 08 E., W.M., Klamath County, Oregon, also known as Tract 22 and the North Part of Tract 23 per RS 1483 surveyed under ORS 92.010(2) prior to rescission in 1973, and described as follows:

BEGINNING AT A POINT, a 2 1/2" brass-capped steel pipe set at the E 1/4 Corner of Section 10;

THENCE along the East line of Section 10, S 00° 28' 21" E 1015.27 feet to a #5 plastic-capped steel rod;

THENCE N 56° 12' 15" W 409.54 feet to a #5 plastic-capped steel rod set along the EEE 1/256 Line of Section 10;

THENCE along said 1/256 Line, N 00° 28' 43" E 125.00 feet to a #4 steel rod set at the SEESE 1/256 Corner;

THENCE continuing along said 1/256 Line, N 00° 29' 31" E 658.66 feet to a point along the E-W C1/4 Line of Section 10;

THENCE along said C1/4 Line, S 89° 14' 33" E 325.42 feet to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of R. Conrad Schultz
of May A.D., 19 94 at 1:26 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 13715

FEE \$35.00

Evelyn Biehn - County Clerk
By Deanne M. Mendenhall