

81149

05-17-94P01:00 RCVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That
Elvin Smith and Flora Maxine Smith

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Floyd McCoy and Laura McCoy, husband and wife
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:

Lot 9 Block 9, Tract 1019, Winema Peninsula Unit No. 2, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. Excepting therefrom that portion conveyed to
Klamath County, by instrument recorded Dec 2 1980 in Volume 1180
page 23370, Microfilm Records of Klamath County, Oregon, to wit:

A parcel of land in Lot 9, Block 9 of Tract No. 1019 Winema Peninsula
Unit No. 2, a recorded subdivision in Klamath County for public road
purpose and more particularly described as follows:

Beginning at the North 1/4 corner of Section 34, Township 34 South
Range 7 East of the Willamette Meridian Klamath County, Oregon;
thence North 48 degrees 06' 19" West 168.99 feet; thence Northeasterly
along the arc of a 230.00 foot radius curve to the left 30.10 feet
(Δ 07 degrees 29' 54"); thence South 48 degrees 06' 19" West 200.03
feet; thence North 89 degrees 59' 54" West 44.93 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 \$ 0.00 dollars.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole the consideration (indicate which). (The sentence between the symbols \circ , 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 _____ day of _____, 19____;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized 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.

STATE OF CALIFORNIA, County of LOS ANGELES

This instrument was acknowledged before me on 5-3-1994

by BETTY E. BUTLER

This instrument was acknowledged before me on _____, 19____



Betty E. Butler CALIFORNIA
My commission expires 11-15-96 Notary Public for Oregon

Elvin Smith and Flora Maxine Smith
43355 Fenner Ave.
Lancaster, California, 93534
Grantor's Name and Address

Floyd McCoy and Laura McCoy
37776 Modoc Pt. Rd.
Chiloquin, Oregon, 97624
Grantee's Name and Address

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

Floyd McCoy and Laura McCoy
37776 Modoc Pt. Rd.
Chiloquin, Oregon, 97624

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

Floyd McCoy and Laura McCoy
37776 Modoc Pt. Rd.
Chiloquin, Oregon, 97624

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
17th day of May, 1994,
at 1:00 o'clock P.M., and recorded
in book/reel/volume No. M94 on
page 15553 or as fee/file/instru-
ment/microfilm/reception No. 81149,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullender Deputy

Fee \$30.00

30' OK