

81772

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN ERNEST INMAN, herein called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JUANITA ARLENE INMAN, 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 ATTACHED EXHIBIT A

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 is PER DIVORCE DECREE.

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 grantors have executed this instrument this 16th day of February, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

John Ernest Inman
JOHN ERNEST INMAN

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named JOHN ERNEST INMAN and acknowledges the foregoing instrument to be her voluntary act and deed.

(SEAL)

John Ernest Inman, Grantor



Before me: *Camille Krieger*
Notary Public for Oregon
My Commission Expires: 9-22-96

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument 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. ___. Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Name

Title

By _____ Deputy

Juanita Arlene Inman, Grantee

After recording return to:
Juanita Inman
c/o Dan Ramirez, Attorney
514 Walnut Avenue
Klamath Falls, OR 97601
Until a change is
requested, all tax statements
shall be sent to the following address:
same

P.O. Box 658
Chiloquin, OR 97624

EXHIBIT A

16910

A parcel of land situated in the SW1/4 NW1/4 NW1/4 Section 29, Township 34 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of said parcel, from which the North 1/16 corner of Sections 29 and 30, T.34S., R.7E., W.M. bears Westerly 330.00 feet along the South Line of the NW1/4 NW1/4 Section 29; thence Northerly and parallel to and 330.00 feet from the West section line of Section 29 -- 330.00 feet to a point; thence Easterly and parallel to and 330.00 feet from the South line of the NW1/4 NW1/4 Section 29 to a point at the intersection of the East line of the SW 1/4 NW1/4 NW1/4 Section 29; thence Southerly along the East line of the SW1/4 NW1/4 NW1/4 Section 29 to a point at the intersection of the South line of the NW1/4 NW1/4 Section 29; thence Westerly along the South line NW1/4 NW1/4 Section 29 to the point of beginning.

TOGETHER WITH a non-exclusive easement, 30 feet wide, for ingress and egress over and across the following property:

Beginning at the North 1/16 corner of Section 29 and 30, T.34S., R.7E., W.M., thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way line of said Highway 422 to a point at the intersection of the East line of the W1/2 NW1/4 NW1/4 Section 29, being the Northeast corner of said parcel, the true point of beginning; thence Southerly along the East line of the W1/2 NW1/4 NW1/4 Section 29 to a point at the intersection of a line running parallel to and 330.00 feet Northerly from the South line of the NW1/4 NW1/4 Section 29; thence Westerly and parallel to and 330.00 feet Northerly from the South line of the NW1/4 NW1/4 Section 29 -- 30.00 feet; thence Northerly and parallel to and 30.00 feet from the east line of the W1/2 NW1/4 NW1/4 Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way line of Highway 422 to the true point of beginning.

EXCEPT subject to easements, restrictions, reservations, and right-of-way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Juanita Inman
of May A.D. 19 94 at 11:25 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 16909

FEE \$35.00
cc 1.50

Evelyn Bighn
By [Signature] County Clerk