81811

-27-94P03:25 RCVD BARGAIN AND SALE DEED

Vol.may Page

KNOW ALL MEN BY THESE PRESENTS, That GENEVA G. DUNCAN

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unito.....

THE WILLARD AND GENEVA DUNCAN TRUST, GENEVA G. DUNCAN, TRUSTEE hereinalter 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:

EXHIBIT "A" ATTACHED HERETO.

To Have and to Hold the same unto the	NT. CONTINUE DESCRIPTION ON REVERSE SIDE
The true and actual consideration paid is	NI. CONTINUE DESCRIPTION ON REVERSE SIDE! said grantee and grantee's heirs, successors and assigns forever.
Thowever, the actual consideration appoints of	or this transfer, stated in terms of dollars, is \$ 1.00
the whole consideration (indicate which) ()	or includes other property or value given or promised which is MMXMAMMAMAMAMAMAMAMAMAMAMAMAMAMAMAMAMA
THE PERSON OF THE PERSON AND PROPERTY.	en this instrument the "7.7" is a second to the second
be a substitution of the s	be signed and seal affixed by its officers, duly authorized thereto by
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPER SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE THE SECOND PROPERTY OF APPLICABLE USE T	ar be.
THE INSTRUMENT THE RESCON ACCURAGE OR ACC	EPTING \
COUNTY PERMITTED DEPARTMENT TO VERIFY APPROVED US	ES
[If the signer of the above is a corporation, use the force of acknowledgment appeals.] [OS 1:	74.570)
STATE OF OREGON,	STATE OF OREGON, County of
County of Klamath ss.	The foregoing instrument was acknowledged before me this
The foregoing instrument was acknowledged before	, 19, by,
me this Settlewer 27 198 by	president, and by
GENEVA G. DUNCAN	
The state of the s	secretary of
144 144	
21 1	
A Hablist	
Richard Ferrel	a
(SE(L)) Rotary Public for Oregon	a
Richard Ferrel	a
(SE(L)) Rotary Public for Oregon	a
(SEAL) My commission expires: 3/5/62	Rotary Public for Oregon Notary Public for Oregon (SEAL) My commission expires: (If executed by a corporation, offix corporate seal)
(SE(L)) Rotary Public for Oregon	a
(SEAL) My commission expires: 3/5/62	Corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (If executed by a corporation, offix corporate seel) STATE OF OREGON, SS.
(SEAL) My commission expires: 3/5/62	Corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (If executed by a corporation, offix corporate seel) STATE OF OREGON, SS.
(SEAL) My commission expires: 3/5/92 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS	Corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (If executed by a corporation, offix corporate seel) STATE OF OREGON, SS. County of I certify that the within instru-
(SE/L) My commission expires: 3/62 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN	Corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (If executed by a corporation, offix corporate seel) STATE OF OREGON, SS. County of I certify that the within instru-
(SEAL) My commission expires: 3/5/92 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS	County of I certify that the within instrument was received for record on the
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(SE/L) My commission expires: 3/62 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN	STATE OF OREGON, Soundly of the corporation. STATE OF OREGON, I certify that the within instrument was received for record on the day of 1, 29
(SEIL) My commission expires: 3/5/92 GENEVA: G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEE'S NAME AND ADDRESS After an auding return by:	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of 19 at
(SEIL) My commission expires: 3/5/92 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEL'S NAME AND ADDRESS WILLIAM M. GANONG	STATE OF OREGON, STATE OF OREGON, I certify that the within instrument was received for record on the day of 1,19, SPACE RESERVED in book/reel/volume No
(SEIL) My commission expires: 3/5/92 GENEVA G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEL'S NAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the in book/reel/volume No
(SEIL) My commission expires: 3/5/62 GENEVA G DUNCAN GRANTOR S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEE S NAME AND ADDRESS WILLIAM M GANONG ATTORNEY AT LAW 635 MAIN STREET	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the in book/reel/volume No
(SEIL) My commission expires: 3/5/2 GENEVA G DUNCAN GRANTON S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEE SAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW 635 MAIN STREET KLAMATH FALLS, CR97601	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of 19 or as fee/file/instrument/microfilm/reception No, Record of Deeds of said county. Witness my hand and seal of
(SELL) My commission expires: 3/5/62 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEL'S NAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW ATTORNEY AT LAW KLAMATH FALLS, OR 97601	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of 19 or as fee/file/instrument/microfilm/reception No, Record of Deeds of said county. Witness my hand and seal of
(SEIL) My commission expires: 3/5/2 GENEVA G DUNCAN GRANTON S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEE SAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW 635 MAIN STREET KLAMATH FALLS, CR97601	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of 19 or as fee/file/instrument/microfilm/reception No, Record of Deeds of said county. Witness my hand and seal of
(SELL) My commission expires: 3/5/62 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEL'S NAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW ATTORNEY AT LAW KLAMATH FALLS, OR 97601	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of 19 or as fee/file/instrument/microfilm/reception No, Record of Deeds of said county. Witness my hand and seal of
(SE, L) Notary Public for Oregon Notary Public for Oregon My commission expires: 3/3/62 GENEVA G. DUNCAN GRANTOR & NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEE & NAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW 635 MAIN STREET G. F. D. I. KLAMATH FALLS, OR 9760T NO Change	STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of in book/reel/volume No
(SELL) My commission expires: 3/5/62 GENEVA. G. DUNCAN GRANTOR'S NAME AND ADDRESS THE WILLARD AND GENEVA DUNCAN TRUST GRANTEL'S NAME AND ADDRESS WILLIAM M. GANONG ATTORNEY AT LAW ATTORNEY AT LAW KLAMATH FALLS, OR 97601	A corporation, on behalf of the corporation. Notary Public for Oregon (SEAL) My commission expires: STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the day of 19 o'clock M, and recorded in book/reel/volume No 0 on page 0 or as fee/file/instrument/microfilm/reception No. RECORDER'S USE RECORDER

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A portion of Tract 13 and all of Tract 14 of Momedale, described as follows:

Beginning at an iron pin at the Morthwest corner of said Tract 13; thence South 43°30° East a distance of 777.00 feet to an iron pin on the Easterly corner of and Tract 14; thence South 45°30' West a distance of 300.00 feet to an iron pin on the Southerly corner of said Tract 14; thence Morth 43°30' West a distance of 246.00 feet to an iron pin; thence Morth 8°14' East a distance of 311.85 feet to 346.00 feet to an iron pin; thence Morth 86°22' West a distance of 124.20 feat to an iron pin on an iron pin; thence Morth 86°22' West a distance of 124.20 feat to an iron pin on an iron pin on an iron pin on an iron pin on the Easterly sales of Monadale Boad; thence Morth 6°20' East along the Easterly on live yis; thence surth so il west a electron of lin. In rest to an iron pin the Restarly edge of Broadele Rodd; thence Borth 0°20' East clong the Easterly edge of Broadele Bood a distance of 203.61 feet, more or less, to the point of

STRIBUT NO: Acrosps and one limitations under provisions of the United States Statutes and regulations issued thereundary Contract and/or lien for irrigation and/or drainage; Escentus and rights, of way of record and those apparent on the lead, if any Eules, regulations, liens and assessments of South Suburban Sanitary Manuals. District.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

and State of Oregon, described as follows, to-wit: PARCEL I: A portion of Lots 13 and 14 of "Homedale" subdivision, a platted portion of Klamath County, being more particularly described as follows: Beginning at the existing Iron Axle monument marking the most , easterly corner of Lot 14 in "Homedale" subdivision, a platted portion of Klamath County; thence S 46°22'20" W along the southeasterly boundary of said Lot 14 - 90.0 feet to a point; thence N 43°21'40" W parallel to and 90.0 feet from the southwesterly boundary of Walton Drive 511.1 feet to a 5/8" flurinum capped iron pin on the easterly boundary of Parcel 2 as recorded in County Survey No.315; thence N 8°06'40" E along the easterly line of Parcel 2, and as extended, 115.1 feet to a 5/8" aluminum capped iron pin on the southwesterly boundary of Walton Drive; thence S 43°21'40" iron pin on the southwesterly boundary of walton Drive; thence S 43°21'40° E along the southwesterly boundary of Walton Drive 582.3 feet, more or less, and being to the point of beginning; containing 1.13 acres, more or less, and being subject to all rights-of-way and/or exsements of record or apparent on the premises; and, further reserving a strip of land 60.0 feet in width parallel to and contiguous with the easterly boundary of the above described parcel for roadway or street purposes.

ALSO EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

.....and State of Oregon, described as follows, to-wit: PARCEL II: A portion of Lots 13 and 14 of "Homedale" subdivision, a platted PARCEL II: A portion of Lots 13 and 14 of "Homedale" subdivision, a platted portion of Klamath County, being more particularly described as follows:

Beginning at a point on the southeasterly boundary of Lot 14 of "Homebel" subdivision, a platted portion of Klamath County, from which the most dale" subdivision, a platted portion of Klamath County, from which the most thence S 46°22'20" Walong the southeasterly boundary of said Lot 14 thence S 46°22'20" Walong the most southerly corner of thence S 46°22'20" Walong the property line common to Lots 209.25 feet to an existing iron pin marking the most southerly corner of said Lot 14; thence N 43°16'30" Walong the property line common to Lots said Lot 14; thence N 43°16'30" Walong the property line of existing said Lot 14; thence N 43°16'40" E along the easterly line of Parcels 2, Iron pin marking the southeast corner of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision 345.3 feet to an existing 15 iron pin marking the southeast corner of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 2 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 2 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 2 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision of Parcel 4 as recorded on County 13, 14, and 25 of said "Homedale" subdivision 345.3 feet to an existing 14, and 25 of said "Homedale" subdivision 345.3 feet to an existing 15, 14, and 25 of said "Homedale" subdivision 345.3 feet to an existing 15, 14, and 25 of said "Homedale" subdivision 345.3 feet to an existing 15, 14, and 25 of said "Homedale" subdivision 345.3 feet to an ex

	ATAMATH	· ss.		•	
STATE OF OREGON: CO	DUNTY OF KLAMAIL			the	27th day
Filed for record at reque	st of	Wm. M. Ga	clock PM., ar	nd duly recorded in Vo	i. <u>M94</u>
of May	A.D., 19 94 at .	de	on Page	16987	
	VI	•	Evelyn Biehn	une Mules	rolare
FEE \$35.00			<i>D</i> , 2		