

83025

06-20-94A11:07 RCVD

BARGAIN AND SALE DEED

Vol 94 Page 19238

KNOW ALL MEN BY THESE PRESENTS, That GEORGE LA GRANDE AND MARGIE LA GRANDE
HUSBAND AND WIFE, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
LEWIS M. MATHIS,
 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"

(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 \$ 595,000.00

~~ON THIS DAY OF JUNE 1994, GEORGE LA GRANDE AND MARGIE LA GRANDE, HUSBAND AND WIFE, OF THE COUNTY OF KLAMATH, STATE OF OREGON, DO hereby grant, bargain, sell and convey unto LEWIS M. MATHIS, of the County of KLAMATH, State of Oregon, 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:~~

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 14 day of June, 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.

George La Grande
Margie La Grande
 GEORGE LA GRANDE
 MARGIE LA GRANDE

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19____,

by _____,

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.

Notary Public for Oregon

My commission expires _____

GEORGE AND MARGIE LA GRANDE
ROUTE 1 BOX 204
WILLIAMS, CA 97457

Grantor's Name and Address

LEWIS M. MATHIS
P.O. BOX 485
SNELLING, CA 95369

Grantee's Name and Address

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

LEWIS M. MATHIS
P.O. BOX 485
SNELLING, CA 95369

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

LEWIS M. MATHIS
P.O. BOX 485
SNELLING, CA 95369

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

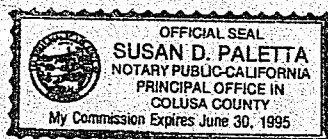
I certify that the within instrument was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instrument/microfilm/reception No. _____
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME TITLE
 By _____ Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTState of CaliforniaCounty of ColusaOn June 14, 1994 before me, Susan D. Paletta, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared George LaGrande and Margie LaGrande
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Bargain and Sale Deed
 TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

6/14/94

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 10, 11 and 12 of Section 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, bounded and described as follows: Beginning at a fence corner on the North line of Lot 4, 6.55 chains, more or less, East of the Northwest corner thereof, thence South 0 degrees 15' East along a fence 50.12 chains to a fence corner; thence South 89 degrees 01' East along a fence 52.50 chains, more or less, to the center line of the Central Canal; thence following the center line of said Canal North 7 degrees 08' West, 51.28 chains, more or less, to the North line of Lot 2 marked by a fence; thence North 89 degrees 37' West along the North line of Lots 2, 3, and 4, 46.44 chains, more or less, to the point of beginning.

AND, beginning at a point on the East line of Lot 7, Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian, distant 6.22 chains Southerly from the Southeast corner of Lot 6 of said section; thence North 0 degrees 07' East, 40.55 chains along the lot lines to the Northerly line of the Main Canal; thence following the Northerly line of said canal North 63 degrees 17' West 43.81 chains to the township line; thence South 89 degrees 37' West 8.07 chains along the township line; thence following the center line of the Central Canal South 7 degrees 08' East, 51.41 chains; thence South 0 degrees 51' West 10.33 chains; thence leaving the Central Canal South 89 degrees 20' East 40.88 chains; thence North 0 degrees 07' East, 1.51 chains to the point of beginning, lying in Lot 6 and parts of Lots 2, 3, and 7 of said Section 4 and Lot 8 and part of Lots 1, 2, 7, 9, 10 and 16 of Section 5, same township and range.

AND, beginning at a point on the East line of Lot 3 of said Section 4, distant 40.55 chains Northerly from the above-mentioned point of beginning; thence South 63 degrees 17' East 22.12 chains along the North line of Main Canal; thence South 79 degrees 42' East, 20.60 chains to the center line of the County Road; thence South 1.75 chains along the center line of said County Road; thence North 80 degrees 11' West 20.90 chains; thence North 62 degrees 38' West, 21.89 chains to said East line of Lot 3; thence North 0 degrees 07' East, 1.88 chains along said lot line to the point of beginning and lying in Lots 4, 21 and 20 of said Section 4.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of June A.D., 19 94 at 11:07 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 19238.

FEE \$40.00

Evelyn Biehn County Clerk

By Caroline M. Naitland