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BARGAIN AND SALE DEED

NORTHWEST FARM CREDIT SERVICES, ACA successor by merger to INTERSTATE PRODUCTION CREDIT ASSOCIATION, Grantor, conveys to WILLIAM D. McCABE and LINDA J. McCABE, husband and wife, Grantees, the following described real property:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance is fulfillment of a contract.

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.

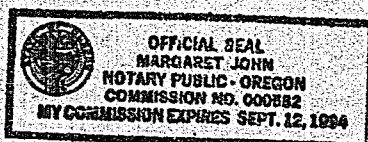
Dated this 23 day of June, 1994.

NORTHWEST FARM CREDIT SERVICES, ACA

By [Signature]
John H. Rayl, Authorized Agent

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 23 day of June, 1994, by JOHN H. RAYL, the Branch Manager of NORTHWEST FARM CREDIT SERVICES, ACA, successor by merger to INTERSTATE PRODUCTION CREDIT ASSOCIATION.



Margaret John
Notary Public for Oregon
My commission expires: 9-12-94

AFTER RECORDING,
RETURN TO:
Farm Credit Services
PO Box 148
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
No changed requested

qduwning.bld

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom that portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying Southerly of the O.C. & E. Railroad, and SAVING AND EXCEPTING therefrom that portion of the NW $\frac{1}{4}$ lying Northerly of the Klamath Falls-Lakeview Highway.

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and all that portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Southerly of the Klamath Falls-Lakeview Highway, and all that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly of the O.C. & E. Railroad, all in Section 16, Township 39 South, Range 10 East of the Willamette Meridian.

ALSO beginning at the Northeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16; thence Southerly to the Northerly line of the right of way of the Oregon, California & Eastern Railway (sometimes referred to as Klamath Falls Municipal Railway); thence Northwesterly along said right of way to the intersection with the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 16; thence Easterly along the North line of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the place of beginning, and being that portion of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly of said Railway right of way.

ALSO a piece or parcel of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more fully described as follows: Beginning at the section corner common to Sections 8, 9, 16 and 17 of the said Township and Range; and running thence N. 0°40' E. along the section line between the said Sections 8 and 9, 240 feet, more or less, to the Southwest boundary of the right of way of the present Klamath Falls-Lakeview Highway; thence Southeasterly along the said boundary 425 feet, more or less, to its intersection with the section line between the said Sections 9 and 16; thence N. 89°33' W., along the last mentioned section line 357 feet, more or less, to the said point of beginning.

SAVING AND EXCEPTING therefrom that portion conveyed for railroad purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 24th day
of June A.D. 19 94 at 3:13 o'clock P M., and duly recorded in Vol. 1994
of Deeds on Page 19810.

FEE \$35.00

Evelyn Biehn - County Clerk

By David M. Henderson