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06-30-94A11

10 RCVD

BARGAIN AND SALE DEED

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Vol. 1114 Page 20333

KNOW ALL MEN BY THESE PRESENTS, That
ECHO L. STOUT

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GREGORY D. STOUT
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 LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY, has received this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(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 \$ zero
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which.) (The sentence between the symbols @, 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 29th 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 author-
ized to do so by order of its board of directors.

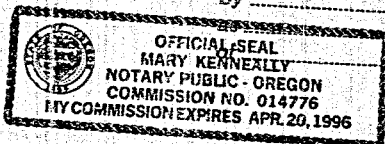
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

ECHO L. STOUT

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 29, 1994,
by Echo L. Stout

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



My commission expires 4/20/96 Notary Public for Oregon

Echo L. Stout
27404 Rocky Point Rd.
Klamath Falls, OR 97601
Grantor's Name and Address

Greg Stout
2824 Avenue "A"
White City, OR 97503
Grantee's Name and Address

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

Greg Stout
2824 Avenue "A"
White City, OR 97503

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

Greg Stout
2824 Avenue "A"
White City, OR 97503

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT 'A'
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass-capped monument marking the Southwest corner of said Section 3; thence North 00 degrees 24' West along the West line of said Section 3 a distance of 330.0 feet to the Southwest corner of that tract of land conveyed to Ganong and described in Deed Volume 341, page 603, Klamath County Deed Records; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet to the Southeast corner of said Ganong Tract; thence North 00 degrees 24' West along the East line of said Ganong Tract a distance of 130.0 feet to the true point of beginning of this description; said point being on the North line of a 30 foot wide right of way as described in said deed record; thence North 00 degrees 24' West a distance of 530.0 feet to the Northeast corner of said Ganong Tract; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet; thence South 00 degrees 24' East parallel with the West line of said Section 3 a distance of 530.0 feet to the North line of said right of way; thence South 89 degrees 04' West parallel with the South line of said Section 3 a distance of 330.0 feet to the true point of beginning of this description.

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EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.40 feet and South 89 degrees 24' West a distance of 460.0 feet from the center quarter corner of Section 10; thence North 0 degrees 36' East a distance of 247.0 feet to an iron pin; thence South 89 degrees 24' West a distance of 50.0 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of "A" Street, FRONTIER TRACTS; thence South 89 degrees 17' West along the South line of said "A" Street a distance of 190.0 feet an iron pin; thence South 0 degrees 36' West a distance of 158.2 feet; thence South 80 degrees 46' West a distance of 275.7 feet to the East line of State Highway #421; thence South 3 degrees 07' East along said East line a distance of 146.8 feet to an iron pin on the South line of FRONTIER TRACTS; thence North 89 degrees 24' East along said South line a distance of 518.98 feet, more or less, to the point of beginning.

BUT EXCEPTING THEREFROM the parcel deeded to Harry R. Waggoner by Book 358 at Page 306, Deed Records of Klamath County, Oregon.

RESERVING THEREFROM 20 foot roadway easement over the North side of West portion, subject to the terms and provisions thereof, as set forth in Deed from Frontier Guest Ranch recorded October 24, 1960 in Book 325 at Page 13, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 30th day of June A.D. 19 94 at 11:10 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 20333

FEE \$40.00

Evelyn Biehn *County Clerk

By Charles M. Miller