

85405

BARGAIN AND SALE DEED

Vol 94 Page 24099

KNOW ALL MEN BY THESE PRESENTS, That

BARNEY CALMES

hereinafter called grantor,

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

Jack Wegner and Sheri Wegner, husband and wife
 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:

A parcel of land situated in the SE1/4 of Section 17, Township 40 South,
 Range 8, E.W.M., more particularly described as follows;

Beginning at a point on the Northeasterly right-of-way line of the
 Keno-Worden County Road which bears S. 0°09'31" E., 1940.23 feet and
 East 2316.47 feet and S. 46°57'59" E. a distance of 20.0 feet from the
 Northwest corner of said Section 17; thence from said point of beginning,
 N. 46°57'59" W. along said road right-of-way a distance of 20.0 feet to
 the Southeasterly corner of parcel conveyed to Jack and Sheri Wegner by
 Deed Vol. M-68, page 1108, microfilm records of Klamath County, Oregon;
 thence along the Easterly line of said parcel, N. 18°43'06" E. 283.60 feet;
 thence S. 71°16'54" E. 8.0 feet; thence N. 18°43'06" E. 6.0 feet; thence
 N. 71°16'54" W. 8.0 feet; thence N. 18°43'06" E. 110.4 feet to the North-
 east corner of said parcel; thence S. 71°16'54" E. a distance of 37.64
 feet to the most Easterly line of parcel conveyed to Florence Calmes by
 Deed Vol. M-74, page 8660, microfilm records of Klamath County, Oregon;
 thence S. 18°43'06" W. along said line to a point which bears N. 32°31' E.

from the point of beginning; thence S. 32°31' W. to the TRUE POINT OF
 BEGINNING.

(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 \$ clear title.

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 3 day of AUGUST, 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.

Barney Calmes

BARNEY CALMES

STATE OF OREGON, County of Klamath) ss.

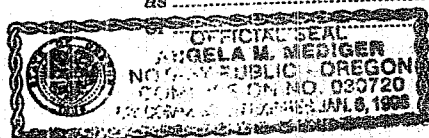
This instrument was acknowledged before me on AUGUST 3, 1994.

by BARNEY CALMES

This instrument was acknowledged before me on , 19 ,

by

as



Angela M. Mediger

Notary Public for Oregon

My commission expires 1-6-98

Barney Calmes

P.O. Box 42

Keno, Or. 97627

Grantor's Name and Address

Jack and Sheri Wegner

P.O. Box 2

Keno, Oregon 97627

Grantee's Name and Address

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

Sheri Wegner

P.O. Box 2

Keno, Oregon 97627

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

Jack and Sheri Wegner

P.O. Box 2

Keno, Oregon 97627

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 4th day of Aug, 1994,
 at 11:53 o'clock A.M., and recorded
 in book/reel/volume No. M94 on
 page 24099 or as fee/file/instru-
 ment/microfilm/reception No. 85405,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Dorene Mulholland Deputy

Fee \$30.00