

87795

09-09-94P03:33 RCVD

BARGAIN AND SALE DEED

Vol. M94 Page 28509

KNOW ALL MEN BY THESE PRESENTS, That Rajnus Bros., a copartnership consisting of Carl Rajnus, George Rajnus and Donald Rajnus, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George Rajnus and Donald Rajnus, 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:

TOWNSHIP 40 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN:

Section 25: S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$; S $\frac{1}{2}$ SE $\frac{1}{4}$
 Section 26: S $\frac{1}{2}$ N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$
 Section 35: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; E $\frac{1}{2}$
 Section 36: W $\frac{1}{2}$; NE $\frac{1}{4}$

TOGETHER WITH Beginning at a 5/8" iron pin on the South line of Section 24 which bears S. 89°28'49" W. a distance of 1904.22 feet from the iron pipe monument marking the southeast corner of said Section 24; thence North a distance of 753.90 feet to a 5/8" iron pin; thence S. 87°05'29" W. a distance of 474.56 feet to an existing fence line; thence along said fence line the following courses and distances: N. 37°57'07" W., 580.32 feet; N. 28°04'40" W., 62.68 feet; N. 01°12'20" W., 313.67 feet; N. 68°20'33" W., 325.15 feet; N. 65°06'44" W., 142.10 feet; N. 69°13'47" W. 457.11 feet; N. 61°17'24" W. 59.74 feet; N. 54°47'56" W. 235.58 feet; N. 65°24'25" W. 718.70 feet; S. 29°46'09" W., 369.97 feet; S. 31°37'54" E. 773.75 feet; S. 30°28'45" E., 172.31 feet; S. 27°33'56" E. 499.39 feet and S. 22°18'19" E. 871.74 feet to a point on the South line of said Section 24; thence along said South line, N. 89°28'49" E. a distance of 1752.36 feet, more or less to the point of beginning. ALSO a 40 foot wide road easement, the centerline of which is described as follows: Beginning at a point which bears S. 89°28'49" W. a distance of 1904.22 feet and North a distance of 733.87 feet from the Southeast corner of said Section 24; thence N. 87°02' E. 88.0 feet; thence N. 57°37' E., 205.0 feet; thence S. 87°01' E. 240.0 feet; thence N. 77°16' E., 122.0 feet, more or less to a point on the Westerly line of County Road No. 1097.

(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 \$distribution of partnership
 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.

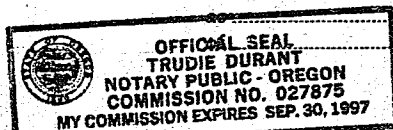
In Witness Whereof, the grantor has executed this instrument this 7th day of September, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept. 7th, 1994,
 by Carl Rajnus, George Rajnus and Donald Rajnus

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



Trudie Durant
 Notary Public for Oregon

My commission expires _____

Rajnus Bros.

Grantor's Name and Address

George and Donald Rajnus

Grantee's Name and Address

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

Donald Rajnus
 30485 Transformer Rd.
 Malin, Oregon 97632

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

Donald Rajnus
 30485 Transformer Rd.
 Malin, Oregon 97632

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of Sept, 1994, at 3:33 o'clock P.M., and recorded in book/reel/volume No. M94 on page 28509 or as fee/file/instrument/microfilm/reception No. 87795, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline Miller* Deputy

Fee \$30.00