

88426

09-19-94P03:33 RCVD

BARGAIN AND SALE DEED

Vol 97 Page 29528

KNOW ALL MEN BY THESE PRESENTS, That Alberta Lewallen

, hereinafter called grantor,

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

Alberta Lewallen, Trustee of the Alberta Lewallen Trust

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 Lake, State of Oregon, described as follows, to-wit:

All my right title and interest in and to the following described real property:

SEE EXHIBIT A ATTACHED

(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 \$ None

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ⓪ (The sentence between the symbols ⓪, 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 16th 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 SAN JOAQUIN

This instrument was acknowledged before me on SEPTEMBER 16, 1994

by ALBERTA LEWALLEN

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

by _____

as _____



OFFICIAL NOTARY SEAL
JANE L. PATTERSON
Notary Public for California
SAN JOAQUIN COUNTY
My Comm. Expires JUL 07, 1995

Jane L. Patterson

Notary Public for California

My commission expires JULY 7, 1995

CALIFORNIA

Alberta Lewallen

Grantor's Name and Address

Alberta Lewallen Trust

P. O. Box 682

Linden, Calif. 95236

Grantee's Name and Address

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

Alberta Lewallen Trust

P. O. Box 682

Linden, California 95236

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

Same as above

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/roll/volume No. _____ on

page _____ or as fee/tile/instrument/microfilm/reception No. _____,

Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

TOWNSHIP 41 SOUTH, RANGE 20 EAST, WILLAMETTE MERIDIAN

29529

Section 12: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 13: S $\frac{1}{4}$ S $\frac{1}{4}$; S $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{4}$ SE $\frac{1}{4}$

Section 14: Lots 2, 3 & 4

Section 24: NE $\frac{1}{4}$. ALSO, beginning at a point on the West margin of the Fremont Highway, said point being 3227.25 feet South and 30.0 feet North 87°25' West from the Northeast corner of Section 24, thence North 87°25' West 71.0 feet; thence South 105.5 feet to a point; thence West 129 feet to a point; thence South 270 feet; thence West 200 feet; thence North 180 feet; thence West 420 feet; thence North 187 feet; thence West 918 feet; thence South 667 feet; thence West 872 feet, more or less, to the West line of the SE $\frac{1}{4}$ of said Section 24; thence North to the Northwest corner of said SE $\frac{1}{4}$; thence East to the point of beginning.

SAVING AND EXCEPTING THEREFROM: Beginning at a point 3236 feet South and 1768 feet West of the Northeast corner of Section 24, thence North 83°14'15" West 169.55 feet; thence thence North 14°45'00" East 162.08 feet, thence North 45°47'15" West 124.16 feet, thence North 33°06'59" West 161.26 feet, thence North 53°16'05" West 392.64 feet; thence West 256.03 feet to the West boundary of the East half of said Section 24; thence South 1300.19 feet, East 875 feet, and North 667 feet to the point of beginning.

TOWNSHIP 41 SOUTH, RANGE 21 EAST, WILLAMETTE MERIDIAN

Section 6: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{4}$ SE $\frac{1}{4}$, Lot 4Section 7: E $\frac{1}{4}$, E $\frac{1}{4}$ W $\frac{1}{4}$, Lot: 1, 2, 3 & 4 "A"Section 18: E $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$,

SAVING AND EXCEPTING THEREFROM: Beginning at a point on the South line of Section 18, said point being South 89°40' East a distance of 30 feet from the Southwest corner of said Section 18; thence running South 89°40' East along the South line of said Section 18 a distance of 455 feet; thence North a distance of 140 feet; thence North 89°40' West parallel with said South line a distance of 455 feet; thence South 140 feet to the point of beginning, containing 1.46 acres, more or less.

SE $\frac{1}{4}$ of Lot 2.

Also Beginning at a point on the East margin of the Fremont Highway, which point is 30 feet East of the Northwest corner of Section 18, Township 41 South, Range 21 East of the Willamette Meridian; thence Southerly along the Easterly margin of said Fremont Highway right of way, 552.9 feet; thence North 89°43' East 1290 feet to the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 41 South, Range 21 E.W.M., thence North along said East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, 552.9 feet to the North line of said Section 18, Township 41 South, Range 21 E.W.M., thence West along the North line of said Section 18, 1290 feet, more or less, to the point of beginning.

Section 19: N $\frac{1}{4}$ NW $\frac{1}{4}$

SAVING AND EXCEPTING THEREFROM: Beginning at a point 78.5 Rods South and 70 Rods East of the Northwest corner of Section 19; running thence North 28 rods parallel with the West line of said Section 19, thence East 57 $\frac{1}{7}$ rods parallel with the North line of said Section 19, thence South 28 rods parallel with the West line of said Section 19, thence West 57 $\frac{1}{7}$ rods to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point 30 feet East and 1296 feet South of the Northwest corner of said Section 19; running thence East 209 feet; thence North 209 feet; thence West 209 feet; thence South 209 feet to the point of beginning.

SAVING AND EXCEPTING from the above described property any portion thereof lying within the limits of the Fremont Highway (U. S. Highway 395).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day
of Sept A.D. 19 94 at 3:33 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 29528

FEE \$35.00

Evelyn Biehn
By Dorlene Muelendore County Clerk