

88706

09-26-94A10:38 RCVD

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1994 Page 30090

FLORENCE WRIGHT

conveys to LEROY JACKSON, SR.

Grantor,

Grantee the following real property situated in Klamath
County, Oregon, to-wit:

An undivided 3/24th interest in Parcel 1 described as follows: SW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lots 2 and 3 in Section 22, Township 34 South, Range 7 East of the Willamette Meridian.

An undivided 144/1728th interest in Parcel 2 described as follows: W $\frac{1}{2}$ SW $\frac{1}{4}$ and Lots 7 and 8 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian.

An undivided 144/1728th interest in Parcel 3 described as follows: E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 16 lying Easterly of the Dalles-California Highway in Township 34 South, Range 7 East of the Willamette Meridian.

SUBJECT TO: See Exhibit "A" attached hereto.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 20,355.00 (Here comply with the requirements of ORS 93.030)

Dated this 17TH day of February, 19 88

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.

Florence Wright
Florence Wright

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Florence Wright

February 17, 19 88

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: 6-21-88

BARGAIN AND SALE DEED

Florence Wright

Leroy Jackson, Sr.

GRANTOR

1306 Patterson

GR ANTEE

Klamath Falls, OR 97603

GRANTEE'S ADDRESS, ZIP

After recording return to:

Leroy Jackson, Sr.

1306 Patterson

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Leroy Jackson, Sr.

1306 Patterson

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"

1. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Williamson River.

2. Reservations and restrictions in Land Status Report, recorded October 14, 1958, in Volume 304 page 632, Deed Records of Klamath County, Oregon, as follows: "a. 50-year right-of-way to California-Oregon Power Company for electrical power line, approved by Dale E. Doty, Assistant Secretary of the Interior, on August 20, 1951, pursuant to the provisions of the Act of March 4, 1911 (36 Stat. 1253), Subject to 43 CFR (1949 Cum. Pocket Supp.) 245.21 and all future regulations issued and approved under said Act and all prior, valid, existing rights or adverse claims. Additional service line right-of-way granted across Lt. 3 to California Oregon Power Company, August 21, 1956, 40 feet wide 249 feet long. b. The above-described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-ways of record, and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr. January 13, 1915, 44 L.D. 513)."

Parcel 1

3. Agreement, including the terms and provisions thereof, by and between Jesse Wright et ux to Forest Lumber Co., dated January 29, 1929, recorded February 13, 1929, in Volume 85 page 301, Deed Records of Klamath County, Oregon, as follows: "Consent for Forest Lumber Co. to have right to remove log boom and from time to time fill Williamson River with logs for a distance of approximately 2 miles from its sawmill in Sec. 27 to its log landing in Sec. 15."

Parcel 1

4. Right of way for transmission line, including the terms and provisions thereof, given by Mary Wright et al., to the California Oregon Power Company, a California corporation, dated August 17, 1950, recorded August 25, 1950, in Volume 241 page 395, Deed Records of Klamath County, Oregon.

5. Right of Way for transmission line, including the terms and provisions thereof, given by Mary Wright et al., to Pacific Power & Light Company, a Maine corporation, dated August 2, 1962, recorded August 23, 1962, in Volume 339 page 520, Deed Records of Klamath County, Oregon.

6. Indenture of Access, including the terms and provisions thereof, as disclosed by deed from Hans M. Anderson et al to State of Oregon, by and through its State Highway Commission, dated July 19, 1946, recorded August 29, 1946, in Volume 194 page 461, Deed Records of Klamath County, Oregon.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 26th day
of Sept A.D., 19 94 at 10:38 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 30090.

FEE \$35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn