

89671

10-14-94P02:25 RCVD

BARGAIN AND SALE DEED

Vol. m94 Page 32141

KNOW ALL MEN BY THESE PRESENTS, That

Lee Martin Etchevers

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Berniece L. Etchevers, hereinafter called grantor, 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:

The North half of all that certain piece or parcel of land situate lying and being in lot 22, section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath State of Oregon, being all of the land described in Deed dated June 27, 1945 from Lamm Lumber Co., to Central Pacific Railway Co., recorded August 2, 1945 in Book 178 at page 403, Deed Records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point that is distant North 13 11' 20" West, 1539.81 feet from the quarter corner common to sections 15 and 22, said Township and Range, said point of beginning being also distant South 84 10' 30" West 84.00 feet from the originally located center line of main track of the Central Pacific Railway Co. Engineer Station 4313+65.28; thence South 84 10' 30" West 129.0 feet to a point; thence North 5 32' West 120.0 feet to a point; thence North North 84 10' 30" East 129.0 feet to a point; thence South 5 32' East 120.0 feet to the point of beginning, being a part of the land described in deed recorded on page 204, Volume 56 of Deed Records of Klamath County, Oregon, as included in Patent no. 802338 Deed Record No. 39461, United states to Lamm Lumber co., recorded May 5, 1921 in Klamath County, Oregon.

(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 \$ 1326.40. 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 16 day of Sept, 1993; 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.

Lee Etchevers

STATE OF OREGON, County of Klamath

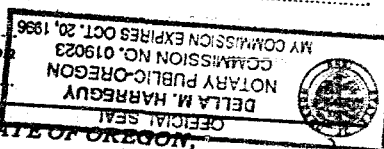
This instrument was acknowledged before me on September 16, 1993, by Lee Martin Etchevers

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

Della M. Hanceguy

My commission expires 10-20-96

Notary Public for Oregon



STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of Oct, 19. 94., at 2:25 o'clock P.M., and recorded in book/reel/volume No. M94 on page 32141 or as fee/file/instrument/microfilm/reception No. 89671, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE
By Pauline M. Madsen Deputy

SPACE RESERVED FOR RECORDER'S USE

Lee Martin Etchevers
24519 Modoc Point Road
Chiloquin, Oregon 97624
Grantor's Name and Address

Berniece L. Etchevers
29270 Doak Road
Chiloquin, Oregon 97624
Grantee's Name and Address

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

Berniece L. Etchevers
29270 Doak Road
Chiloquin, Oregon 97624

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

Fee \$30.00
cc 1.00

30/100