

90248

GAIN AND SALE DEED
(Statutory Form)

MARY A. HASSETT, Grantor, conveys to MARY ANN HASSETT, initial trustee of the MARY ANN HASSETT 1994 TRUST, dated SEPT 27, 1994, Grantee, an undivided one half ($\frac{1}{2}$) interest as a tenant in common in that certain real property, located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

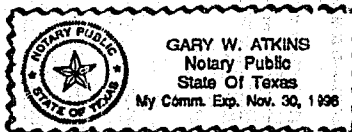
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, that being for estate planning purposes.

DATED this 27TH day of SEPT, 1994.

Mary Ann Hassett
MARY ANN HASSETT, Grantor

STATE OF TEXAS / County of HARRIS ss.

THIS INSTRUMENT was acknowledged before me this 27TH day of SEPT, 1994, by MARY ANN HASSETT.



Gary W. Atkins
NOTARY PUBLIC FOR
My Commission Expires:

GRANTORS NAME AND ADDRESS:

Mary A. Hassett
6719 Beckton
Klamath Falls, OR 97603

GRANTEES NAME AND ADDRESS:

Mary Ann Hassett, trustee Mary Ann
Hassett 1994 Trust
6719 Beckton
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Neal G. Buchanan
Attorney at Law
601 Main Street, Ste. 215
Klamath Falls, OR 97601
Until a Change is Requested,
Tax Statements Should be Sent
To:

Mary Ann Hassett, Trustee Mary Ann
Hassett 1994 Trust
6719 Beckton
Klamath Falls, OR 9760-

STATE OF _____) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 199____, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer

By: _____
Deputy

1. REAL PROPERTY:

Parcel 1: An undivided one half ($\frac{1}{2}$) interest as a tenant in common in that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 3, Block 8, MOYINA THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: An undivided one half ($\frac{1}{2}$) interest as a tenant in common in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4 of Block 2, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3: An undivided one half ($\frac{1}{2}$) interest as a tenant in common in that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Said Section 31, said point being southerly a distance of 324 feet from the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 31; thence Northwesterly along the Northeasterly line of that tract of land described in deed volume 321, page 316, a distance of 63 feet to the most northerly corner thereof; thence Southwesterly along the Northwesterly line of said tract of land to the Northerly boundary of the County Road; thence Northwesterly along the County Road boundary a distance of 190 feet; thence Northeasterly at right angles to said County Road to the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 31; thence Southerly along the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 31 to the point of beginning.

EXCEPTING THAT PORTION described in Warranty Deed recorded May 14, 1964, in Deed Volume 353 at page 50, described as follows:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the iron pipe marking the long established Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian and running thence S. 0°21'40" East along the North and South one-quarter Section line 261.5 Feet; thence S. 44°36'20" West 43.61 feet to the true point of beginning of this description; thence continuing S. 44°36'20" West 309.45 feet to the Northerly right of way of the Clover Creek Road opposite Engineer's Station 12/53.39; thence along said right of way N. 46°52' West 19.0 feet; thence N. 44°38'20" East 310.19 feet; thence S. 44°37' East 18.82 feet more or less to the true point of beginning of this description.

ALSO EXCEPTING THAT PORTION described in Warranty Deed recorded April 17, 1991, Vol. M-91, page 7007, more particularly described as follows:

Lot 7 in Block 2 of TRACT NO. 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Ned G. Buchanan the 27th day of Oct A.D. 19 94 at 11:46 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 33370

FEE \$35.00

Ivelyn Biehn County Clerk

By Deane M. Mendenhall