

## STATUTORY BARGAIN AND SALE DEED

AT 941150

REBECCA WHITNEY, now known as REBECCA WHITNEY-SMITH and GENE L. SMITH, Grantors, convey to THOMAS A. SIMS and BONNIE A. SIMS, Husband and Wife, Grantees, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is valuable consideration.

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.

Dated this 19<sup>th</sup> day of August, 1994

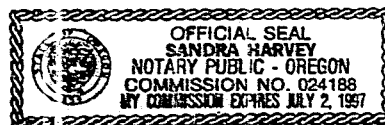
Rebecca Whitney-Smith  
Gene L. Smith

Send Tax Statement to: Tom and Bonnie Sims  
P.O. Box 189  
Midland OR 97604

STATE OF OREGON                     ]  
JACKSON                               ] ss.  
County of ~~KLAMATH~~               ]

The foregoing instrument was acknowledged before me this 19th day of AUGUST, 1994, by REBECCA WHITNEY, now known as REBECCA WHITNEY-SMITH and GENE L. SMITH,

Sandra Harvey  
Notary Public for Oregon  
My Commission expires JULY 2, 1997



RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS OREGON 97601

## EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

All that portion of Lot 9 in Block 5 of Midland, lying Easterly of the right of way of U. S. Highway No. 97, according to the official plat thereof on file in the office of the County Clerk of Klamath County,

And All of Lots 10, 11, 12, 13, 14, & 15 in Block 5 of Midland, EXCEPT-  
ING therefrom that portion thereof lying within the right of way of U. S.  
Highway No. 97, 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 Aspen Title co the 28th day  
of Nov A.D. 19 94 at 11:01 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 36182.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Y. Neukens