

92118

12-06-94 P02:10 RCVD

BARGAIN AND SALE DEED

Vol 94 Page 37149

KNOW ALL MEN BY THESE PRESENTS, That I, Southwell, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frank E. Southwell 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:

Attached Legal Description is made a part hereof by this reference.

(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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 6th day of December, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.57)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this December 6, 1994, by

David B. Southwell and Marjorie I. Southwell

STATE OF OREGON, County of

ss.

The foregoing instrument was acknowledged before me this

19, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL
LORI JANE THORNTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 084588
MY COMMISSION EXPIRES MAY 11, 1998

David B. Southwell and Marjorie I. Southwell

GRANTOR'S NAME AND ADDRESS

Frank E. Southwell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank E. Southwell
6842 Pacific Rd
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of

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

ATTACHMENT**EXHIBIT "A"
LEGAL DESCRIPTION**

A parcel of land located in the SE1/4 of the NE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Short Road from which point the E1/4 corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, bears South 00 degrees 21' 40" West 30.00 feet and South 89 degrees 37' 22" East 867.80 feet; thence North 00 degrees 21' 40" East 832.81 feet to the Southerly right-of-way line of the U. S. Bureau of Reclamation's "B" Canal; thence along said right-of-way line 42.92 feet along the arc of a 272.65 foot radius curve to the left, the long chord of which bears North 44 degrees 26' 36" East 42.88 feet; thence North 39 degrees 56' 00" East 249.05 feet; thence 83.18 feet along the arc of a 45.49 foot radius curve to the right, the long chord of which bears South 87 degrees 41' 06" East 72.06 feet; thence South 35 degrees 18' 10" East 81.08 feet; thence 58.31 feet along the arc of a 459.26 foot radius curve to the left, the long chord of which bears South 38 degrees 56' 27" East 58.27 feet; thence, leaving said canal right-of-way line, South 00 degrees 21' 40" West 261.76 feet; thence North 89 degrees 31' 05" West 184.70 feet; thence South 00 degrees 21' 40" West 680.83 feet to the Northerly right-of-way line of Short Road; thence North 89 degrees 37' 22" West 160.00 feet to the point of beginning, being subject to an 8.00 foot wide easement for operation and maintenance of an existing irrigation ditch, the centerline of said 8.00 foot easement being described as follows:

Beginning at a point on the West boundary of the above described parcel from which point the Southwest corner of said parcel bears South 00 degrees 21' 40" West 567.21 feet; thence North 36 degrees 21' 45" East 145.53 feet; thence South 89 degrees 31' 05" East 173.00 feet to the end of said easement.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Marjorie Southwell the 6th day
of Dec A.D. 1994 at 2:10 o'clock PM., and duly recorded in Vol. M94
of Deeds on Page 37149.

Evelyn Biehn - County Clerk

By Dorlene Villalobos

FEE \$35.00