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12-08-94P03:37 RCVD

BARGAIN AND SALE DEED

Vol. M94 Page 37360

KNOW ALL MEN BY THESE PRESENTS, That Barney Calmes

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Robert R. Sherman and Mary Ann Sherman, husband and wifehereinafter called grantees, 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 Klamathof State of Oregon, described as follows, to-wit:

A TRACT OF LAND SITUATED IN THE E1/2 NW1/4 OF SECTION 17, T40S, R8EW, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S00°09'31"E 1281.53 FEET; THENCE EAST 1841.82 FEET; THENCE N28°50'54"W 115.00 FEET; THENCE N61°09'06"E 220.00 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M91 PAGE 3604 OF THE KLAMATH COUNTY DEED RECORDS; THENCE S28°50'54"E 355.65 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M74 PAGE 8660 OF THE KLAMATH COUNTY DEED RECORDS AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S28°50'54"E 218.95 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M68 PAGE 1108 OF THE KLAMATH COUNTY DEED RECORDS; THENCE N18°43'06"E, ALONG SAID WESTERLY LINE 67.75 FEET; THENCE N28°50'54"W, PARALLEL TO THE NORTHEASTERLY LINE OF SAID DEED VOLUME M91 PAGE 3604, 118.55 FEET TO A POINT ON NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN SAID DEED VOLUME M74 PAGE 8660; THENCE N71°16'54"W, ALONG SAID NORTHERLY LINE, 74.10 FEET, TO THE POINT OF BEGINNING.

(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 \$300.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 8 day of Dec, 1994; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Barney Calmes
Barney Calmes

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

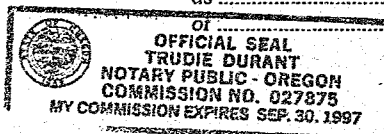
Dec 8, 1994by Barney Calmes

This instrument was acknowledged before me on

Dec 8, 1994

by

as



Trudie Durant
Notary Public for Oregon

My commission expires

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of Dec, 1994, at 3:37 o'clock P.M., and recorded in book/reel/volume No. M94 on page 37360 or as fee/tile/instrument/microfilm/reception No. 92235 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Munk Deputy

Fee \$30.00

Grantor's Name and Address

Grantee's Name and Address

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

Robert R. & Mary Ann Sherman
1404 Keno-Warden Rd.
Klamath Falls, Or 97603

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

Same