

NA

93757

BARGAIN AND SALE DEED

Vol 95 Page 1294

01-19-05P02:06 RCVD  
 KNOW ALL MEN BY THESE PRESENTS, That TERRY CHEYNE AND SANDRA K. CHEYNE, HUSBAND & WIFE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY CHEYNE AND SANDRA K. CHEYNE, HUSBAND & WIFE, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND  
 MADE A PART HERE OF.

(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 \$ 30,000.00.  
 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 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 19 day of DECEMBER, 1905; 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.

Terry Cheyne  
Sandra K. Cheyne  
 SANDRA K. CHEYNE

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

My commission expires \_\_\_\_\_ Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

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

LARRY CHEYNE JR.

P.O. Box 74

MILBAND, OR. 97634

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

SAME

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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

40.00  
 CR

EXHIBIT A

4628

PARCEL 3:

A parcel of land situate in Section 27, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 Section corner common to Sections 22 and 27, Township 40 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 31' 15" East along the North-South centerline of said Section 27, 3421.73 feet to a point; thence South 38 degrees 01' West 431.2 feet to a point on the Northerly right of way line of the Lower Klamath Lake Road, as the same is presently located and constructed, thence Northwesterly along said Northerly right of way line 1830 feet, more or less, to a point on the East-West centerline of said Section 27; thence North 89 degrees 32' 50" East along said East-West centerline 414.50 feet to the center West 1/16 corner of said Section 27; thence North 0 degrees 21' 10" West 2634.13 feet to the West 1/16 corner common to Sections 22 and 27; thence North 89 degrees 51' 30" East, 1301.60 feet to the point of beginning.

Tax Account No.: 4009 02700 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank  
of March A.D., 19 88 at 12:03 o'clock P.M., and duly recorded in Vol. MRB  
of Deeds on Page 4627 the 31st day

FEE \$15.00

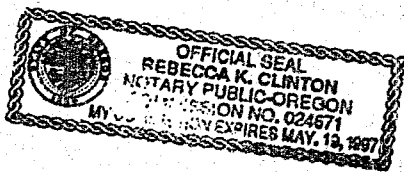
Evelyn Diehm, County Clerk

By [Signature]

State of Oregon  
County of Klamath

1296

On this 18th day of January, 1995, Terry Cheyne personally appeared before me, whose identity I proved on the oath of Terrie Hinchee, a credible witness, to be the signer of the above instrument, and acknowledged that he signed it.



*Rebecca K. Clinton*

My commission expires: 5/19/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Larry Cheyne Jr.  
of January A.D., 19 95 at 2:06 o'clock P M., and duly recorded in Vol. 19th day  
of Deeds on Page 1294 M95.

FEE \$40.00

Bernetha G. Letsch, County Clerk

By *Bernetha G. Letsch*