

93895

01-23-95P01:53 RCVD BARGAIN AND SALE DEED

Vol. 195 Page 1557

KNOW ALL MEN BY THESE PRESENTS, That JULIA S. MECHAM, JOHN H. MECHAM, AND WILLIAM H. MECHAM

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS B. MECHAM 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 ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency as to its effect upon the title to any real property that may be described therein.

(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 \$ to clear title the whole 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 28 day of December, 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.

Julia S. Mecham

Julia S. Mecham

William H. Mecham

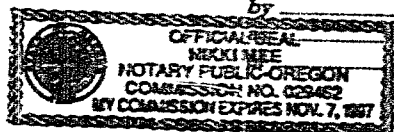
William H. Mecham

John H. Mecham

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on 12-28, 1994.

by This instrument was acknowledged before me on , 19.



My commission expires 11-7-97 Notary Public for Oregon

JULIA S. MECHAM 4621 MEADOW LANE KIAMATH, OR
 JOHN H. MECHAM PO BOX 1833 HAWTHORNE, NV
 BILL MECHAM 2987 SPRUCE CREEK RD KIAMATH, AK

Grantor's Name and Address

THOMAS B. MECHAM
 7209 HENLEY RD
 KIAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
 Thomas B. Mecham
 7209 Henley Rd.
 Klamath Falls, Oregon 97603

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

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/fee/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

LEGAL DESCRIPTION

1558

PARCEL 1

Beginning on the North line of County road at a point which is South 1260 feet and South 89 degrees 30' West 593.6 feet from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 500 feet; thence South 89 degrees 30' West 131.2 feet to the United States Canal A-7; thence Southeasterly along said canal right of way to the aforesaid County Road; thence North 89 degrees 30' East 43.1 feet along said County road to the point of beginning, being in the Northeast quarter of said Section 25.

PARCEL 2

Beginning at a point on the Northerly right of way line of the County road which lies South 89 degrees 33' West a distance of 647 feet and North 9 degrees 47' West a distance of 30.4 feet from the iron axle which marks the Southeast corner of the NE1/4 of of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence, continuing North 9 degrees 47' West along the easterly right of way line of the U.S.R.S. Lateral, a distance of 506.6 feet to an iron pin; thence North 89 degrees 33' East a distance of 14.7 feet to an iron pin; thence in a Southeasterly direction a distance of 506.6 feet to a point on the Northerly right of way line of the County road; thence South 89 degrees 33' West along the Northerly right of way line of the County road a distance of 15.5 feet, more or less, to the point of beginning, in the Northeast quarter of the Northeast quarter in Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. (known as Tract K.)

EXCEPTING THEREFROM the Southerly 150 feet thereof (the North boundary thereof to be parallel to Henley Road) as conveyed by instrument recorded January 17, 1975 in Volume M75, page 782, Microfilm Records of Klamath County, Oregon, TOGETHER WITH a perpetual non-exclusive easement for ingress and egress over that portion of the premises on which Klamath County School District presently holds an easement as evidenced by instrument recorded January 5, 1975 in Volume M75, page 782, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH: A 1972 LANCE Mobile Home with license plate #X064710 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of Jan A.D., 19 95 at 1:53 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 1557

FEE \$35.00

Bernetha G. Letsch
By Pauline Mullender County Clerk