

94074

BARGAIN AND SALE DEED
(Statutory Form)

ORVILLE L. OHLES, NENA MAY SOHRAKOFF and LORENA E. OHLES, or the survivor of them so that upon the death of any of them, the fee shall vest in the survivor, Grantors, convey to NEAL G. BUCHANAN, Grantee, all of that certain real property, located in Klamath County, State of Oregon, legally described as follows, to-wit:

PARCEL 1: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Twp. 39 S.R. 8 E.W.M., excepting therefrom that portion previously deeded in Deed Vol. 327, page 272, Deed Records of Klamath County, Oregon, recorded February 8, 1966, to Orville L. Ohles et ux.

PARCEL 2: All of her right title and interest in the South $\frac{1}{2}$ of the Northeast quarter of the Southwest quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Sec. 1, Township 39 South, Range 8 East Willamette Meridian; SAVING AND EXCEPTING THEREFROM that portion conveyed to Fred F. Daniel by deed recorded 9/7/46, in Book 195, at page 205 of the Records of Deeds of Klamath County, Oregon, which reads as follows: "a strip of land 29 feet wide, and beginning at the northwest corner of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 39 South, Range 8 East of Willamette Meridian, and extending 38 $\frac{1}{2}$ rods along the west end of said tract (leaving to grantors a 1 $\frac{1}{2}$ rod strip for way to the County Road at the Southwest corner of said tract".

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, that being a straw man transfer.

estate planning purposes.

DATED this 24th day of January, 1995.

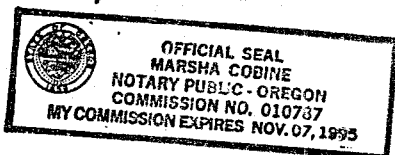
Orville L. Ohles
ORVILLE L. OHLES, Grantor

Lorena E. Ohles
LORENA E. OHLES Grantor

Nena May Sohrakoff
NENA MAY SOHRAKOFF, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 24th day of January, 1995, by Orville L. Ohles, Lorena E. Ohles and Nena May Sohrakoff.



Marsha Cobine
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-7-95

GRANTORS NAME AND ADDRESS: Orville L. Ohles, Nena May Sohrakoff and Lorena E. Ohles
2942 Orindale Road, Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS: Neal G. Buchanan
601 Main Street, #215, Klamath Falls, OR 97601
AFTER RECORDING, RETURN TO: Neal G. Buchanan
601 Main Street, #215, Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO: Orville L. Ohles and Lorena E. Ohles
2942 Orindale Road, Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 26th day of Jan A.D. 19 95 at 9:24 o'clock A.M. and duly recorded in Vol. M95 of Deeds on Page 1852

FEE \$30.00

Bernetha G. Letsch - County Clerk

By Pauline M. Mendenhall