

94075

BARGAIN AND SALE DEED
(Statutory Form)

NEAL G. BUCHANAN, Grantor, conveys to ORVILLE L. OHLES and LORENA E. OHLES, husband and wife, as to an undivided one half interest; and NENA MAY SOHRAKOFF, nka NENA MAY PARKS, and DONALD R. PARKS, husband and wife, as to an undivided one half interest, Grantees, 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 $\frac{1}{4}$ 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.

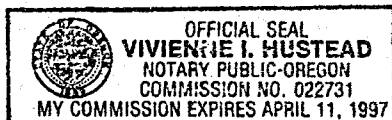
estate planning purposes.

DATED this 25 day of January, 1995.

Neal G. Buchanan
NEAL G. BUCHANAN, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 25th day of January, 1995, by Neal G. Buchanan.



Vivienne I. Hustead
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-97

GRANTORS NAME AND ADDRESS: Neal G. Buchanan
601 Main Street, #215, Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS: Orville and Lorena Ohles and Nena and Donald Parks
2942 Orindale Road, 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 and Lorena Ohles and Nena and Donald Parks
c/o 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 1853

Bernetha G. Letsch - County Clerk

FEE \$30.00

By Pauline M. Williams