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02-01-95P03:33 RCVD

BARGAIN AND SALE DEED

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Vol 195 Page 2368

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. BARNES, TRUSTEE OF THE BARNES LOVING TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DENNIS ENSOR and SANDRA ENSOR, husband and 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 \$ 16,519.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ ~~(The sentence between the symbols @, if not applicable, should be deleted. See ORS 92A.040.)~~
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 1st day of February, 1995, 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.

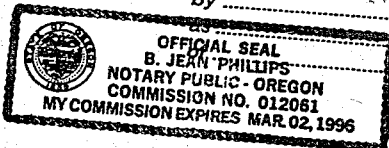
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE BARNES LOVING TRUST

by: James M. Barnes, Trustee

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February 1, 1995, by James M. Barnes, Trustee of the Barnes Loving Trust.
This instrument was acknowledged before me on _____, 19____.



My commission expires 3-2-96

THE BARNES LOVING TRUST

Grantor's Name and Address
DENNIS ENSOR & SANDRA ENSOR

Grantee's Name and Address
After recording return to (Name, Address, Zip):
DENNIS ENSOR & SANDRA ENSOR

Same as below
Until requested otherwise send all tax statements to (Name, Address, Zip):
DENNIS ENSOR & SANDRA ENSOR

550 S. Sturdevant
City 97603

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/title/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

LEGAL DESCRIPTION

PARCEL 2 OF LAND PARTITION 56-94, SITUATED IN
SECTION 4, T41S, R10EWM, KLAMATH COUNTY,
OREGON

TOGETHER WITH:

1. A EASEMENT FOR FUTURE PUBLIC UTILITIES (POWER, TELEPHONE, CABLE TV) OVER AND ACROSS PARCEL 1 OF MINOR LAND PARTITION 56-83 AND PARCEL 1 OF MINOR LAND PARTITION 38-85.
2. AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS PARCEL 1 OF LAND PARTITION 56-94, FROM THE EASEMENT DESCRIBED IN DEED VOLUME M87 PAGE 13,388 OF THE KLAMATH COUNTY DEED RECORDS TO THE EXISTING GRAVEL ROAD ON THE WEST BOUNDARY OF SAID PARCEL 1.

SUBJECT TO:

RESTRICTIVE COVENANTS FOR CONDITIONAL USE PERMIT
106-94 AS RECORDED IN DEED VOLUME M95 PAGE 2367
OF THE KLAMATH COUNTY DEED RECORDS.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of Feb. A.D. 19 95 at 3:33 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 2368
FEE \$35.00
Bernetha G. Letsch, -County Clerk
By [Signature]