

94343 02-01-95P03:33 RCVD

BARGAIN AND SALE DEED

Vol. m95 Page 2374

KNOW ALL MEN BY THESE PRESENTS, That

DOROTHY WERLINE

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GLENN G. JUSTUS and JOANNA L. JUSTUS, as tenants by the entirety

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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

(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.

© However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title. The whole consideration (in the event that the consideration is not stated in terms of dollars, the consideration shall be the whole part of the consideration.)

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 3rd day of November, 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.

Dorothy Werline

STATE OF OREGON, County of Sunn ss.This instrument was acknowledged before me on Nov 3, 1994by Dorothy WerlineThis instrument was acknowledged before me on Nov 3, 1994by Glenn G. Justus & Joanna L. Justusas Granteeof 210 Quarry Rd. Albany, OR 97321

OFFICIAL SEAL
LINDA L. MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 036176
MY COMMISSION EXPIRES JULY 10, 1998

Sunda S. Morris
Notary Public for Oregon
My commission expires 7-10-98

Dorothy Werline

210 Quarry Rd.

Albany, OR 97321

Grantor's Name and Address

Glenn G. Justus & Joanna L. Justus

Grantee's Name and Address

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

Glenn G. Justus & Joanna L. Justus

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

Glenn G. Justus & Joanna L. Justus

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Sunn ss.

I certify that the within instrument was received for record on the 3rd day of November, 1994, at 11 o'clock AM, and recorded in book/reel/volume No. 100 on page 100 of fee/file/instrument/microfilm/reception No. 100, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Sunda S. Morris Deputy

EXHIBIT "A" LEGAL DESCRIPTION

That portion of the following described tract of land lying within the SE1/4 of the NE1/4:

A tract of land situated in the S1/2 of the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of Parcel 2 of "Minor Land Partition 44-91," from which the 1/4 corner common to Section 12 and said Section 13 bears North 27 degrees 31' 04" West 1722.42 feet; thence along the boundary of said Parcel 2, North 35 degrees 00' 09" East 213.04 feet, North 89 degrees 42' 49" West 240.00 feet and North 42 degrees 54' 50" West 34.30 feet to a point on the North line of the easement as described in deed Volume 291, page 438 of the Klamath County Deed Records; thence South 89 degrees 42' 49" East, along said North line 670.27 feet to a point on the East line of the W1/2 of the NE1/4 of said Section 13; thence North 00 degrees 18' 23" East 4.51 feet to the NE 1/16 corner of said Section 13; thence South 89 degrees 56' 54" East, along the North line of the SE1/4 of the NE1/4 of said Section 13, 356.08 feet to a point on the Northerly line of that tract of land described in Deed Volume 308, page 618; thence South 72 degrees 58' 03" West, along said Northerly line, 516.80 feet; thence along the boundary of said Parcel 2, North 75 degrees 46' 50" West 128.10 feet and South 72 degrees 58' 03" West 279.15 feet to the point of beginning.

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 2374

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline Mullins