94856

BARGAIN AND SALE DEED

Volm95 Hage 3286

(Statutory Form)

Charles Robert Axel, Grantor, conveys to Daniel Lee Eddy, SN# 572-38-0999 Grantee, all of his interest in that certain real property located in the County of Klamath, State of Oregon, legally described on Exhibit A, attached hereto and by this reference incorporated herein as if fully set forth.

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 CONSIDERATION for this conveyance is \$10,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being compliance with Judgment of Annulment of Marriage entered in Klamath County Circuit Court Case No. 9403213CV.

DATED this 1045 day of February , 1995.

Charles Grantor

Robert Axel

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STATE OF OREGON/County of Klamath) SS.

THIS INSTRUMENT was acknowledged before me this 104/2 day of tebruary, 1995 by Charles Robert axel.

	Marshal (Alme
OFFICIAL SEAL	NOTARY PUBLIC FOR OREGON
MARSHA COBINE	My Commission Expires: 11-7-45
NOTARY PUBLIC - OREGON COMMISSION NO. 010787	
MY COMMISSION EXPIRES NOV. 07, 1995	
ODANTIONA NAME	
GRANTORS NAME AND ADDRESS:	STATE OF)ss.
Charles Robert Arel)
Charles Robert Fixel	County of)
CDANTERC NAME AND ADDRESS	I certify that the within in-
GRANTEES NAME AND ADDRESS: DANIEL LEE EDDU - SSN 572-38-0999	strument was received for
	record on the day of
Kamath Falls, 94	, 199, at
PIANANA FAUS, 1915	o'clockM., and
AFTER RECORDING, RETURN TO:	recorded in Book on
Neal G. Buchanan	Page or as File/ Reel
Attorney at Law	Number, Record of
601 Main Street, Ste. 215	Deeds of said County.
Klamath Falls, OR 97601	WITNECC mu hand and
Until a Change is Requested,	WITNESS my hand and seal of County affixed.
Tax Statements Should be Sent	county attixed.
To:	
Crothia Eddy and Daniel lee Eddy -	Recording Officer
2604 Autumo	By:
Klamath Falls OR 97601	Deputy
사람은 같은 것은 것을 알려야 <u>할 수 있는 것을 하는 것</u> 을 수 있는	

13B-BARGAIN AND SALE DEED - Solo Page

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PARCEL 1:

A parcel of land located in the W 1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Heridian, in the County of Klamath, State of Oregon, more particularly described as follows:

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Beginning at the one-quarter mection corner common to Sections 5 and 6. Township 39 South, Range 9 East of the Willamette Meridian; thence along the mection line North 0 degreem 06' East 495.55 feet; thence North 09 degreem 55' East 523.76 feet; thence South 0 degreem 10' East 615.74 feet to the Northerly right of way line of Autumn Avenue; thence along maid right of way line South 09 degreem 17' Ment 527.34 feet, more or least, to the Weat line of Section 5; thence along the mection line North 0 degreem 06' East 125.7 feet, more or least to the point of beginning; the above description is hance on Record of Survey No. 65 performed by W. R. Canton in December. 1948. No. 65 performed by W. R. Canton in December, 1948.

LESS AND EXCEPT the following demorihed parcel of land mituated in the SW 1/4 NW 1/4 Section 5, Township 39 South, Mange 9 East of the Willamette Meridian, in the County of Klamath, Stale of Oregon, more particularly demoribed am follows:

Beginning at an iron pin on the West line of said Section 5, ' Isaid point being North 00 degrees 06' East a distance of 495.55 feet from the iron axle marking the West guarter corner of said of land described in Deed Volume 464 at Page 77, Klamath County Deed Records; thence North 99 degrees 55' East along the South line of said tract of land a distance of 523.76 feet to an iron pin; thence South 00 degrees 10' East a distance of 65.60 feet to an iron pin (said point being the Northeast corner of that tract of land described as Parcel No. 1 of Deed Volume 350 at Page 249, Klamath County Deed Records; thence South 09 degrees 17' West parallel with the centerline of Lowis Lance (and along the North line of said tract of land) to the West line_of said Section 5; thence North 00 degrees 06' East along the West Line of said Section to the point of beginning. of said Section to the point of beginning.

PARCEL 2:

Beginning at an iron pin which lies South 0 degrees 06' West along the section line a distance of 155.7 feet and North 09 degrees 17' East along the center line of Lewis Lance a distance feet from the iron axle which marks the guarter section corner common to Sections 5 and 6. Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North 09 degrees 17' East purallel to the center line of Lewis Lance a distance of 37.67 feet to an iron pin which marks the Northwest corner of the Scim property the center line of Lewis Lane a distance of 375.87 feet Ln an iron pin which marks the Northwest corner of the Seim property described in Book 59 at Page 597, Deed Records of Klamath County, Oregon; thence North 0 degrees 10' Ment a distance of from the south line of the Kirkpatrick Flamath County, Oregon; thence South line of the Kirkpatrick Klamath County, Oregon; thence South 89 degrees 55' Ment along feet to an iron pin the Kirkpatrick property a distance of 375.85 of 65.6 feet, more or less, to the point of beginning.

PARCEL 3.

PARCEL 3: Beginning at an iron pin on the North right of way line of Lewin Lane which lies South 0 degrees 06' Mest along the section line a distance of 155.7 (set and North 09 degrees 17' East along the center line of Lewis Lane a distance of 30 feet from the iron axle which marks the guarter section corner common to Sections 5 and 6. Township 39 South, Range 9 East of the Willamette thence North 09 degrees 17' East along the Northerly right of way line of Lewis Lane a distance of 20 feet to a point; thence North 09 degrees 17' East along the Northerly right of Worth 0 degrees 10' West a distance of 213.1 feet to a point; thence North 09 degrees 17' East a distance of 355.87 feet to in iton pin which lies on the Westerly line of that certain piece of property known as the Seim property described in Book 59 at Page 597, Deed Records of Klamath County, Oregon; thence North 0 degrees 10' West to an ion pin; thence South 69 degrees 17' West parallel to the center line of Lewis fisher a distance of 375.87 feet to an iron pin; thence South 69 degrees 17' West parallel to the center line of Lewis Lane a distance of 375.87 feet to an iron pin; thence South 69 degrees 17' West parallel to the center line of Lewis Lane a distance of 375.87 feet to an iron pin; thence South 69 degrees 10' East a 4 distance of 550.14 feet, more or less, to the point of beginning.

CODE 4 MAP 3909-5BC TI, 5800 CODE 4 MAP 3909-5BC TI, 6000

EXHIBIT A

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of	Neal G. Buchanan	the day
of Feb A.D., 19	<u>95</u> at <u>3:30</u> o'clock <u>P</u> M.	, and duly recorded in Vol
of	Deeds on Page Bernetha G. Letsch	
* 40.00	Bernetha G. Letsch By	uline Mullinstore
FEE \$40.00		

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