

94856

BARGAIN AND SALE DEED

(Statutory Form)

Charles Robert Axel, Grantor, conveys to Daniel Lee Eddy, SSN# 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.

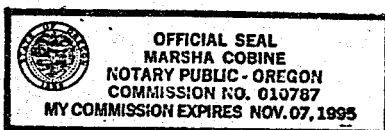
THE TRUE CONSIDERATION for this conveyance is \$10,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being compliance with Judgment of Annulment of Marriage entered in Klamath County Circuit Court Case No.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

DATED this 10th day of February, 1995.

Charles Robert Axel
Charles Robert Axel, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 10th day of February, 1995 by Charles Robert Axel.



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

GRANTORS NAME AND ADDRESS:

Charles Robert Axel

STATE OF _____) ss.

County of _____)

GRANTEES NAME AND ADDRESS:

DANIEL LEE EDDY - SSN 572-38-0999

2604 Autumn Ave

Klamath Falls, OR

97601

AFTER RECORDING, RETURN TO:

Neal G. Buchanan

Attorney at Law

601 Main Street, Ste. 215

Klamath Falls, OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Cynthia Eddy and Daniel Lee Eddy

2604 Autumn

Klamath Falls OR 97601

I certify that the within instrument was received for record on the _____ day of _____, 199____, at _____ o'clock ____M., and recorded in Book _____ on Page _____ or as File/ Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer

By:

Deputy

73289 12-23-93A10:29 RCVD

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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 Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the one-quarter section corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian; thence along the section line North 0 degrees 06' East 495.55 feet; thence North 89 degrees 55' East 523.76 feet; thence South 0 degrees 10' East 615.74 feet to the Northerly right of way line of Autumn Avenue; thence along said right of way line South 89 degrees 17' West 527.34 feet, more or less, to the West line of Section 5; thence along the section line North 0 degrees 06' East 125.7 feet, more or less to the point of beginning; the above description is based on Record of Survey No. 65 performed by W. R. Canton in December, 1948.

LESS AND EXCEPT the following described parcel of land situated in the SW 1/4 NW 1/4 Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of said Section 5, said point being North 00 degrees 06' East a distance of 495.55 feet from the iron axle marking the West quarter corner of said Section 5 and said point being on the South line of that tract of land described in Deed Volume 464 at Page 77, Klamath County Deed Records; thence North 89 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 89 degrees 17' West parallel with the centerline of Lewis Lane (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.

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 89 degrees 17' East along the center line of Lewis Lane a distance of 527.48 feet and North 0 degrees 10' West a distance of 500.14 feet from the iron axle which marks the quarter 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 89 degrees 17' East parallel to the center line of Lewis Lane a distance of 375.87 feet to 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' West a distance of 61.3 feet to an iron pin on the South line of the Kirkpatrick property described in Book 77 at Page 464, Deed Records of Klamath County, Oregon; thence South 89 degrees 55' West along the South line of the Kirkpatrick property a distance of 375.85 feet to an iron pin; thence South 0 degrees 10' East a distance of 65.6 feet, more or less, to the point of beginning.

PARCEL 3:

Beginning at an iron pin on the North right of way line of Lewis Lane which lies South 0 degrees 06' West along the section line a distance of 155.7 feet and North 89 degrees 17' East along the center line of Lewis Lane a distance of 527.48 feet and North 0 degrees 10' West a distance of 30 feet from the iron axle which marks the quarter 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 89 degrees 17' East along the Northerly right of way line of Lewis Lane a distance of 20 feet to a point; thence North 0 degrees 10' West a distance of 213.1 feet to a point; thence North 89 degrees 17' East a distance of 355.87 feet to an iron 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 along the West line of the Seim property a distance of 337.04 feet to an iron pin; thence South 89 degrees 17' West parallel to the center line of Lewis Lane a distance of 375.87 feet to an iron pin; thence South 0 degrees 10' East a distance of 550.14 feet, more or less, to the point of beginning.

CODE 4 MAP 3909-SHC TL 5000
CODE 4 MAP 3909-SHC TL 6000

EXHIBIT A

