

94959

02-16-95P03:00 RCVD

BARGAIN AND SALE DEED

Vol. 1993 Page 3495

KNOW ALL MEN BY THESE PRESENTS, That THE FOX FAMILY PARTNERSHIP, a California General Partnership, hereinafter called grantor, does hereby grant, bargain, sell and convey unto GARY B. WILLIAMS, 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 MARKED EXHBIIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HERIN.

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 \$CLEAR TITLE. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 10th 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 FOX FAMILY PARTNERSHIP
By: Paula R. Hustead
By: Penelope A. Hocking
By: Gary B. Williams

STATE OF OREGON, County of BREVARD, ss.
This instrument was acknowledged before me on FEBRUARY 13, 1995, by Paula R. Hustead.
This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____.

Billie McElroy
NOTARY PUBLIC for Oregon
MY COMMISSION EXPIRES: Jan 11, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My commission expires _____

FOX FAMILY PARTNERSHIP	
Grantor's Name and Address	
GARY B. WILLIAMS	
PAULA R. HUSTEAD	
PENELOPE HOCKING	
Grantee's Name and Address	
Gary B. Williams	
After recording return to (Name, Address, Zip):	
P.O. BOX 386	
BONANZA, OR 97623	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
GARY B. WILLIAMS	
P.O. Box 386	
BONANZA, OREGON 97623	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
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/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.
By _____ TITLE Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

3496

STATE OF California

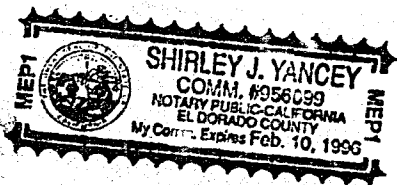
COUNTY OF El Dorado

On Feb 14, 1995

SS.

appeared Penelope A. Hocking before me, the undersigned, a Notary Public in and for said State personally

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Shirley J. Yancey
Signature of Notary

(This area for official notarial seal)

Shirley J. Yancey

Name (Typed or Printed)

Capacity Claimed by Signer

☒ Individual(s)

☐ Corporate Officer(s) - Title(s)

☐ Partner(s)

Description of Attached Document

This certificate must be attached to the document described below:

Title or type of document Bargain and Sale Deed

Number of Pages 1

Date of Document 2-10-95

Signer(s) Other than Named Above none

STATE OF OREGON,

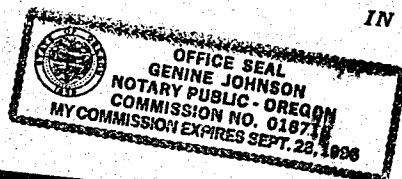
County of KLAMATH

SS.

BE IT REMEMBERED, That on this 16th day of February, 1995, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named GARY B. WILLIAMS

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Genine Johnson
Notary Public for Oregon
My commission expires September 28, 1996

FORM No. 22—ACKNOWLEDGMENT.
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Order No. K-47610

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described property situate in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: All that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying southerly of the centerline of Casebeer Road, a county road

Section 8: All that portion of the S $\frac{1}{4}$ lying Southerly of the centerline of Casebeer Road, a county road

Section 17: The N $\frac{1}{2}$ lying Northerly and Westerly of the centerline of Lost River

Section 18: The E $\frac{1}{2}$ E $\frac{1}{2}$ lying Easterly of the centerline of Bergdorff Road, a county road

SAVING AND EXCEPTING FROM Sections 17 and 18 hereinabove described the following parcels:

Beginning at the section corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 11 East of the Willamette Meridian, and running thence Westerly along the Section line marking the Southerly boundary of said Section 18, 1320 feet more or less to a point in the centerline of the County Road along the Westerly boundary of the said E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 18; thence North along the said centerline of said County Road, 5027.5 feet, more or less, to the centerline of Buck Creek Channel, as the same is now located and constructed; thence following the said centerline of the Buck Creek Channel as the same is now located and constructed, North 89°31' East, 116.9 feet; thence South 57°29' East, 2632 feet; thence South 58°16' East, 1000 feet, more or less, to a point in the centerline of the present channel of Buck Creek; thence following the said centerline of the present channel of Buck Creek; thence Southeasterly 650 feet, more or less, to its intersection with the Northwesterly or right bank of Lost River; thence following said Northwesterly or right bank of Lost River, Southwesterly down stream 3650 feet, more or less, to its intersection with the section line marking the Southerly boundary of the said Section 17; thence Westerly along the said section line, 220 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Casebeer County Road 1077 and Burgdorff County Road 1346.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 16th day
of Feb A.D., 19 95 at 3:00 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 3495

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Danuel M. Mendenhall