

95440

**BARGAIN AND SALE DEED
(CREATING ESTATE BY THE ENTIRETY)**

Vol. m95 Page 1271

ROBERT G. BUCHANAN, Grantor, conveys to ROBERT G. BUCHANAN and KATHLEEN K. BUCHANAN, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as fully set forth. It is the intent and purpose of this instrument to create, and there is created an estate by the entirety between husband and wife as to the said real property.

The Grantees herein do not take the title in common, but with the right of survivorship that is, that the fee shall vest in the survivor of the Grantees.

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 LAWSITE AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

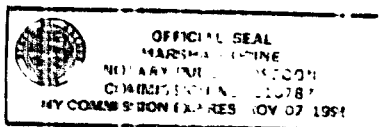
DATED this 22nd day of February, 1995

Robert G. Buchanan
ROBERT G. BUCHANAN

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above named ROBERT G. BUCHANAN and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED this 22nd day of February, 1995



Marshall Cobine
NOTARY PUBLIC FOR OREGON
My Commission expires: 11-07-95

GRANTOR'S NAME AND ADDRESS:

Robert G. Buchanan

STATE OF OREGON)
County of Klamath) ss.

GRANTEES NAME AND ADDRESS:

Robert G. & Kathleen K. Buchanan

I certify that the within instrument was received for record on the _____ day of _____, 1995 at _____ o'clock PM, and recorded in Book _____ on Page _____ or as File Reel Number _____ Record of Deeds of said County.

RETURN TO:

ATTORNEY AT LAW

INTERSTATE BAY BUILDING

511 MAIN ST. SUITE 200

KLAMATH FALLS, OR

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

Robert G. & Kathleen K. Buchanan

13450 Algona Rd.

Klamath Falls, OR

97601

WITNESS my hand and seal of County affixed.

Recording Officer

By: _____
Deputy

PARCEL 1:

"Beginning at a point on the West line of Section 18, Township 37 South, Range 9 E.W.M., which is 128 feet North of the Southwest corner of said Section 18 and running thence North along said section line a distance of 206 feet to the Northwest corner of property described in Deed Volume 105, page 450, and the true point of beginning of this description; thence continuing North along said section line a distance of 263.5 feet, more or less, to the Northwest corner of parcel described in Deed Volume 66, page 571; thence North 5° 2' East along the North line of said parcel a distance of 1141 feet to the Northeast corner thereof; thence South 20° East along the Easterly line of said parcel a distance of 419 feet, more or less, to a point on the North right of way line of the Algoma Road; thence in a Southwesterly direction on the North right of way line of said Algoma Road to the Southeast corner of a parcel of land described in Deed Volume 352, page 404; thence North 10° 25' West along the Easterly boundary of said parcel a distance of 82 feet, more or less, to the Northeast corner thereof; thence South 56° 50' West 78 feet, more or less, to the Northwest corner of said parcel; thence South 10° 25' East along the Westerly boundary of said parcel a distance of 2 feet, more or less, to the Northeast corner of a parcel of land described in Deed Volume 219, page 115; thence South 56° 50' West 65 feet, more or less, to the Northwest corner thereof; thence Northwesterly along the Easterly boundary of a parcel of land described in Deed Volume 129, page 281, a distance of 63 feet, more or less, to the Northeasterly corner thereof; thence South 63° 34' West along the Northerly boundary of said parcel and parcels of land described in Deed Volume 132, page 442, and Deed Volume 105, page 450, a distance of 343 feet, more or less, to the point of beginning."

PARCEL 2:

GRANTOR'S undivided one-half interest in:

All the following described real property situated in Klamath County, Oregon:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies 401 feet West and 225.6 feet South of the Northeast corner of the SE¼NW¼ of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South along the Westerly right of way line of the Dalles-California Highway a distance of 550 feet to an iron pin; thence Southwesterly a distance of 1108 feet to an iron pin which marks the most Northerly corner of that certain tract described on page 71, Volume 66 of Deed Records of Klamath County, Oregon; thence South 7° West a distance of 1141 feet to a point on the West line of Lot 1, Section 18, which point lies 1798 feet North of the Southwest corner of Section 18; thence South along the Section line a distance of 118 feet, more or less, to the Northeast corner of that certain tract described on page 501 of Volume 13 of Deed Records of Klamath County, Oregon; thence West to an intersection with the Easterly right of way line of the Southern Pacific Railroad; thence Northeasterly following the Easterly right of way line of the Southern Pacific Railroad to its intersection with the North line of the S½ of Lot 2 of Section 18, Township 37 S., R. 8 E.W.M.; thence East along the North line of the S½ of Lot 2 and the S½SE¼NE¼ of said Section 18 to the Township line; thence Northerly along the Township line to the center line of the Dredger Cut; thence Northeasterly along the center line of the Dredger Cut to a point in the Dredger Cut which lies 500 feet West and 15 feet South of the Northeast corner of the SE¼NW¼ of Section 18, T. 37 S., R. 9 E.W.M.; thence Southeasterly to the point of beginning, being portions of the SE¼NW¼, Lots 2 and 3 of Section 18, Township 37 S., R. 9 E.W.M., and NE¼SE¼ and SE¼NE¼, and Lots 2 and 3 of Section 13, Township 37 S., R. 8 E.W.M., and containing 13.23 acres, more or less, in the above mentioned portions of Section 13, Township 37 South, Range 8 E.W.M., and Section 18, Township 37 South, Range 9 E.W.M. of which said total acreage 13.65 acres are embraced in the Algoma Log Land.

PARCEL 3:

Grantor's three-quarters (3/4ths) interest in that certain parcel of real property legally described as follows, to-wit:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 4:

Grantor's three-quarters (3/4ths) interest in that certain parcel of real property legally described as follows, to-wit:

The SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of Neal Buchanan the 27th day
of Feb A.D. 19 95 at 9:23 o'clock A M. and duly recorded in Vol. M95
of Deeds on Page 4271

Bernetha G. Letsch, County Clerk

FEE \$40.00

By Clarence Miller

By Bernetha G. Letsch, County Clerk