

95503

02-28-95A10:28 RCVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That George Rajnus and Donald Rajnus

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald A. Rajnus and Sharon L. Rajnus, husband and wife, 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:

TOWNSHIP 40 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN:

Section 25: S1NW1; S1; S1S1NE1
 Section 26: S1N1; N1S1; SE1W1; S1SE1
 Section 35: E1NW1; NE1SW1; E1
 Section 36: W1; NE1

TOGETHER WITH

Beginning at a 5/8" iron pin on the South line of Section 24 which bears S. 89°28'49" W. a distance of 1904.22 feet from the iron pipe monument marking the southeast corner of said Section 24; thence North a distance of 753.90 feet to a 5/8" iron pin; thence S. 87°(5'29" W. a distance of 474.56 feet to an existing fence line; thence along said fence line the following courses and distances: N. 37°57'07" W., 580.32 feet; N. 28°04'40" W., 62.68 feet; N. 01°12'20" W., 313.67 feet; N. 68°20'33" W., 325.15 feet; N. 65°06'44" W., 102.10 feet; S. 69°13'47" W. 457.11 feet; N. 61°17'24" W. 59.74 feet; N. 54°47'56" W. 235.58 feet; N. 65°24'25" W. 718.70 feet; S. 29°46'09" W., 369.97 feet; S. 31°37'54" E. 773.75 feet; S. 30°28'45" E., 172.31 feet; S. 27°33'56" E., 499.39 feet and S. 22°18'19" E. 471.74 feet to a point on the South line of said Section 24; thence along said South line, N. 89°28'49" E. a distance of 1752.36 feet, more or less to the point of beginning. ALSO a 40 foot wide road easement, the centerline of which is described as follows: Beginning at a point which bears S. 89°28'49" W. a distance of 1904.22 feet and North a distance of 733.87 feet from the Southeast corner of said Section 24; thence S. 87°02' E. 88.0 feet; thence N. 57°37' E., 205.0 feet; thence S. 87°01' E. 240.0 feet; thence N. 77°16' E., 122.0 feet, more or less to a point on the Westerly line of County Road No. 1097.

(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 \$

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 12th 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 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.

George Rajnus

Donald Rajnus

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 1995, by George Rajnus and Donald Rajnus

This instrument was acknowledged before me on 1995, by



Notary Public for Oregon

My commission expires

George Rajnus and Donald Rajnus

Grantor's Name and Address

Donald Rajnus Sharon L. Rajnus

Grantee's Name and Address

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

Donald Rajnus 30485 Transformer Rd. Malin, Oregon 97632

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

Donald Rajnus 30485 Transformer Rd. Malin, Oregon 97632

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of Feb, 1995, at 10:28 o'clock A.M., and recorded in book/reel/volume No. M95 on page 4393 or as fee/file/instrument/microfilm/reception No. 95503, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By Pauline M. Mullins, Deputy

Fee \$30.00