

95505

02-28-95A10:21 RVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Rajnus Bros., a copartnership consisting of Carl Rajnus, George Rajnus and Donald Rajnus, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George Rajnus and Kathleen E. Rajnus and George Rajnus, Jr, not as tenants in common, but 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: **with rights of survivorship

Parcel 1:

SE1/4 of Section 23, W1/4, NW1/4 Section 24, Township 39 South, Range 11 E.W.M., together with the way of necessity described as follows:
A strip of land situated in the SE1/4 of Section 13 and the NE1/4 of Section 24, T. 39 S., R. 11 E.W.M., Klamath County, Oregon, said strip of land being twenty-five (25) feet in width and being 12.50 feet each side of measured at right angles to the following described centerline: Beginning at a 5/8 inch iron pin in the centerline of the County Road known as Teare Lane, said point being N. 87°26'39" W., a distance of 379.61 feet from the brass-capped monument marking the one-fourth corner common to said Sections 13 and 24; thence S. 82°32'40" W. parallel to and 12.5 feet Northwesterly of an existing fence line a distance of 413.80 feet; thence N. 88°09'00" W. parallel to and 12.5 feet Northeasterly of said fence line a distance of 545 feet, more or less, to the West line of the NE1/4 of said Section 24, excepting therefrom that portion which lies within the County Road right of way.
The sidelines of said strip of land shall be prolonged or shortened so as to terminate on the West line of the NE1/4 of said Section 24 and to provide access to the NW1/4 of said Section 24.

Parcel 2:

The East 1200 feet of the NE1/4 of Section 23 and the East 1200 feet of the South 330 feet of the SE1/4 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian.

(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 \$ none
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.

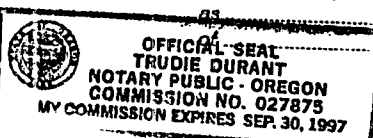
In Witness Whereof, the grantor has executed this instrument this 15th day of February, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carl Rajnus
George Rajnus
Donald Rajnus

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 4th day of February, 1995, by Rajnus Bros., a copartnership consisting of Carl Rajnus
This instrument was acknowledged before me on 15th day of February, 1995, by George Rajnus and Donald Rajnus



Trudie Durant

My commission expires Notary Public for Oregon

Rajnus Bros.
Grantor's Name and Address
George Rajnus
Grantor's Name and Address
After recording return to (Name, Address, Zip):
George Rajnus
1100 Harold Rd.
Bend, Oregon 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
George Rajnus
1100 Harold Rd.
Bend, Oregon 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of Feb, 1995, at 10:29 o'clock A.M., and recorded in book/reel/volume No. M95 on page 4395 or as fee/file/instrument/microfilm/reception No. 95505 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE
By Bernetha G. Letsch Deputy

Fee \$30.00