

NA 96077

BARGAIN AND SALE DEED

Vol 1195 Page 5543

KNOW ALL MEN BY THESE PRESENTS, That Cecil H. Carland and Ruth E. Carland, husband and wife, and Robert H. McPherson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert H. McPherson and Penny S. McPherson, 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:

A triangular parcel of land in the SE1/4 of the SW1/4 of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, lying Southwesterly of the Southerly line of the County Road.

(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 \$ to change vesting

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 13 day of March, 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

Cecil H. Carland

Robert H. McPherson

Ruth E. Carland

Ruth E. Carland

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 13, 1995, by *Robert H. McPherson, Cecil H. Carland & Ruth E. Carland**

This instrument was acknowledged before me on March, 1995,

by

as

of



OFFICIAL SEAL
DARLEEN MACARTHUR
NOTARY PUBLIC - OREGON
COMMISSION NO. 0211453
MY COMMISSION EXPIRES NOV 17, 1997

Darleen MacArthur
Notary Public for Oregon
11-7-97

My commission expires

Cecil H. & Ruth E. Carland

P.O. Box 63

Midland, OR 97634

Grantor's Name and Address

Robert H. & Penny S. McPherson

P.O. Box 63

Midland, OR 97634

Grantee's Name and Address

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

Robert H. & Penny S. McPherson

P.O. Box 63

Midland, OR 97634

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

Robert H. & Penny S. McPherson

P.O. Box 63

Midland, OR 97634

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 13th day of March, 1995, at 11:08 o'clock A.M., and recorded in book/reel/volume No. M95 on page 5543 or as fee/file/instrument/microfilm/reception No. 96077, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Lynette Herzig Deputy

FEE:\$30.00