

NA

96116

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Nancy Wendt

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nancy Jane Wendt, as Trustee of the Nancy Jane Wendt Revocable Living Trust 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 $\frac{1}{2}$ undivided interest in and to:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; and

A portion of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of a tract of land conveyed to Alfred Collier by Deed Recorded in Deed Volume 176 at page 371, said point being North 68° 46' East 310 feet from the Northeast corner of Block 42, HILLSIDE ADDITION; thence North 21° 14' West 1360.9 feet to a point; thence North 0° 00' East 80.6 feet to a point, thence South 68° 46' West 250 feet to a point which is the Northeast corner of Block 37, said Hillside Addition; thence North along the East boundary of Blocks 15 and 16 and being the East boundary of Hillside Addition, 801.6 feet, more or less, to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence East 1320 feet, more or less to the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence South along the East boundary of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28 to a point North 68° 46' East of the point of beginning; thence South 68° 46' West to the point of beginning.

(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 \$ 0.

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 \oplus , 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 11 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.

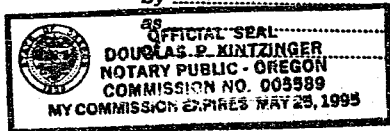
Nancy Wendt

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on March 11, 1995, by Nancy Wendt

This instrument was acknowledged before me on _____, 19____, by _____



Douglas P. Kintzinger

Notary Public for Oregon

My commission expires May 23, 1995

Nancy Wendt
826 Loma Linda
Klamath Falls, OR 97601

Grantor's Name and Address

Nancy Jane Wendt, as Trustee of the
Nancy Jane Wendt Revocable Living Trust
826 Loma Linda
Klamath Falls, OR 97601

Grantee's Name and Address

AFTER RECORDING RETURN TO (NAME, ADDRESS, ZIP):
Nancy Jane Wendt, Trustee
826 Loma Linda Avenue
Klamath Falls, OR 97601

UNTIL REQUESTED OTHERWISE SEND ALL TAX STATEMENTS TO NAME, ADDRESS, ZIP:
Nancy Jane Wendt, as Trustee of the
Nancy Jane Wendt Revocable Living Trust
826 Loma Linda Avenue
Klamath Falls, OR 97601

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 3:43 o'clock P.M., and recorded in book/reel/volume No. M95 on page 5624 or as fee/file/instrument/microfilm/reception No. 96116, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By *Ingate Kintz* Deputy

FEE: \$30.00