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BARGAIN AND SALE DEED

Vol. MMS Page 8127

KNOW ALL MEN BY THESE PRESENTS, That KEVIN G. CONWAY & CHERI L. CONWAY,
 husband and wife

hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE CONWAY FAMILY TRUST
 TRUSTEES OF

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:

See Exhibit "A" attached hereto and made a part hereof.



OFFICIAL SEAL
 DIRK V. WALKER
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 035942
 MY COMMISSION EXPIRES AUG. 10, 1993

(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 \$ other than money

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 @, 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 1st day of April, 1995;
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
 ized 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.

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on April 1st, 1995,
 by KEVIN G. CONWAY & CHERI L. CONWAY

This instrument was acknowledged before me on April 1st, 1995,
 by Dirk V. Walker

as NOTARY PUBLIC

of WASHINGTON MUTUAL

Dirk V. Walker
 Notary Public for OREGON
 My commission expires Aug. 10, 1998

KEVIN G. CONWAY & CHERI L. CONWAY

1056 Thornwood

Glendale, CA 91205

Grantor's Name and Address

Grantee's Name and Address

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

MTC

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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass plug marking the West quarter corner of said Section 2; thence South 0 degrees 13' East along the Westerly line of said Section 2, a distance of 53 feet; thence North 89 degrees 47' East, a distance of 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane and the true point of beginning; thence continuing North 89 degrees 47' East to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeast along the Westerly right of way line of said canal to the Northeast corner of that certain tract conveyed to Smith & Westvold by deed recorded January 28, 1964, in Deed Volume 350 at page 590; thence South 89 degrees 47' West 82.38 feet to the Westerly right of way line of Summers Lane, thence North 0 degrees 13' West along the right of way line 159 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded May 6, 1964, in Deed Volume 352 at page 573, Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 3rd day
of April A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 8127

FEE 35.00

By Bernetha G. Kelsch County Clerk