

97562

## BARGAIN AND SALE DEED

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JANE E. VERLING, surviving spouse of FRANCIS P. VERLING, Grantor, conveys to JANE E. VERLING, as Trustee of the JANE E. VERLING TRUST under agreement dated December 15, 1994, Grantee, and to Grantee's heirs, successors and assigns, the real property located in Klamath County, Oregon, described on the attached Exhibit A.

The true and actual consideration for this conveyance is none. (Transfer to Grantor Trust.)

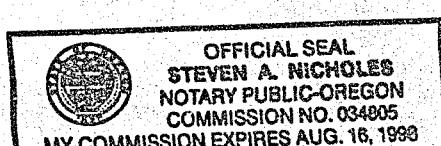
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 29<sup>th</sup> day of ~~December~~, 1995  
January

Jane E. Verling  
JANE E. VERLING

STATE OF OREGON )  
Multnomah ) ss.  
County of ~~Klamath~~ )

<sup>5</sup> The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of ~~December~~, March, 1994, by JANE E. VERLING.



Steven A. Nicholes  
Notary Public for Oregon

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

No Change

AFTER RECORDING RETURN TO:

Steven A. Nicholes  
Duffy, Kekel, Jones & Bernard  
1100 S.W. 6th Ave., Suite 1200  
Portland, OR 97204

Bargain and Sale Deed

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Real property situated in the County of Klamath, State of Oregon described as follows:

A tract of land situated in Block 3 "HODGES ADDITION TO MERRILL" and in Tract 18, "MERRILL TRACTS", in the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, "HODGES ADDITION TO MERRILL"; thence West along the South line of said Block 3 a distance of 13.86 feet to a three-quarter inch iron pin on the Southwest corner of said Block 3, said point also being the Southeast corner of said Tract 18, of "MERRILL TRACTS"; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to the true point of beginning; thence North 00° 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence West parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a point; thence South 00° 25' East a distance of 125.00 feet to a point on the South line of said Block 3; thence East along the South line of said Block 3 a distance of 135 feet to the true point of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187, as "Notice to persons intending to plat lands within the Klamath Basin Improvement District"; Liens of the Town of Merrill, if any; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Steven Nicholes the 4th day  
of April 1995 A.D., at 10:08 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 8165

Bernetha G. Letsch, County Clerk

FEE \$35.00