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97953

BARGAIN AND SALE DEED

Vol. 1005 Page 8757

KNOW ALL MEN BY THESE PRESENTS, That MT C3423DMK GERALD A. PAGE and LOUISE L. PAGE
as Tenants by the Entirety

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

VALERIE K. ROOT

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 ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

'I.R.C. Section 1031 Tax-Deferred Exchange'

***PAID TO AN ACCOMMODATOR PURSUANT TO A IRS S1031 TAX DEFERRED EXCHANGE.

SUBJECT TO RIGHTS OF WAY, EASEMENTS OF RECORD AND THOSE APPARENT TO THE LAND.

(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 \$ 550,000.00 ***

the whole part of the

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 7th 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.

Gerald A. Page
Louise L. Page

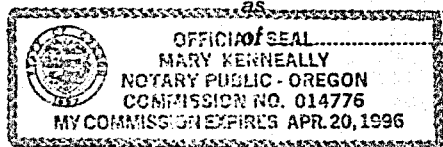
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March, 1995

by Gerald A. Page and Louise L. Page

This instrument was acknowledged before me on April, 1995

by Gerald A. Page and Louise L. Page



Mary Kenneally
Notary Public for Oregon
My commission expires 4/20/96

Gerald A. Page and Louise L. Page

P.O. Box 543

Fort Klamath, OR 97626

Grantor's Name and Address

Valerie Root

P.O. Box 129

Medford, OR 97501

Grantee's Name and Address

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

Valerie Root

P.O. Box 129

Medford, OR 97501

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

Valerie Root

P.O. Box 129

Medford, OR 97501

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
day of April, 1995,
at 4:20 o'clock P.M., and recorded
in book/reel/volume No. 1005 on
page 8757 or as fee/file/instru-
ment/microfilm/reception No. 1005-8757,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Gerald A. Page Deputy

04-07-95P03:09 RCVD

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Parcel 2 of Land Partition 63-94 situated in the E1/2 of Section 24 and the N1/2 NE1/4 of Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, and the SW1/4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineers Office.

Reserving unto Grantor an easement for utility purposes from an existing powerline easement over and across Parcel 2 of Land Partition 63-94 situated in the E1/2 of Section 24 and the N1/2 of the NE1/4 of Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and the SW1/4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, to provide utilities to Parcel 1 of Land Partition 63-94, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Government Lot 1 in Section 9, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

3407-19C-400
3407 V 9 -100
3407 V 24 -300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day
of April A.D., 19 95 at 3:09 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 8757
By Bernetha G. Letsch County Clerk

FEE \$35.00