

04-24-95P02-05 RCLVD
BARGAIN AND SALE DEED

10317

98880

Vol. 195 Page

KNOW ALL MEN BY THESE PRESENTS, That Lois E. McAuliffe

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Tim McAuliffe, Patrick
McAuliffe and Cheryl Newell, with rights of survivorship
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 tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T. 39 S. R. 9 E.W.M.,
Klamath County, Oregon, more particularly described as follows:

Beginning at a spike in the County Road on the East $\frac{1}{4}$ corner of said Section 26;
thence N. 0°16' E. along the East line of said Section 26 a distance of 267.0 feet;
thence West parallel with the East-West centerline of said Section 26 a distance of
30.0 feet to an iron pin on the West boundary of the County Road; thence continuing
West a distance of 632.35 feet to an iron pin on the East bank of K.I.D. drain 1-C;
thence S.0°55' E. along the East bank of said drain a distance of 267.1 feet to an
iron pin on the East-West centerline of said Section 26; thence East along said
centerline a distance of 626.85 feet to iron pin on the West boundary of the County
Road; thence continuing East a distance of 30.0 feet, more or less, to the point of
beginning, containing 4.01 acres, more or less, including 0.15 acres of County Road
right-of-way along the Easterly side of said description. AND, A tract of land in the
E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, T.39 S.R. 9, E.W.M., described as follows: Beginning at a
spike in the County Road on the East quarter corner of said Section; thence North 0°16'
E. along the East line of said Section 267 feet; thence West parallel with the East-
West centerline of said Section, 30 feet to an iron pin on the West boundary of the
County Road; thence North a distance of 25 feet; thence West a distance of 632.55 feet
to the East bank of K.I.D. drain 1-C; thence South 0°55' W. 25 feet; thence East
632.35 feet to the point of beginning.

Account No. 3909-2600-1000 Key No. 584344
Reserving unto Lois E. McAuliffe a life estate

(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 \$1.00

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.)
part of the consideration

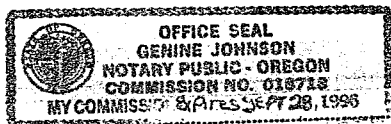
In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th 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 30.020

Lois E. McAuliffe
STATE OF OREGON
COUNTY OF KLAMATH

On this 24th day of April, 1995, before me GENINE JOHNSON, Notary Public in and for the
said County and state, residing therein, duly commissioned and sworn personally appeared
Cheryl Ann Newell whose name is subscribed to the within instrument as a witness thereto
who being by me duly sworn deposes and says THAT she resides at Klamath Falls, Oregon and that
she was present and saw Lois E. McAuliffe personally known to her to be the same person whose
name is subscribed to the foregoing instrument, execute and deliver the same and acknowledge
to said affiant that Lois E. McAuliffe executed the same and that said affiant subscribed
* Cheryl Ann Newell's name thereto as a Witness.



Notary Public for Oregon

My Commission expires: September 28, 1996
STATE OF OREGON,

Lois E. McAuliffe

Grantor's Name and Address

Tim McAuliffe

Patrick McAuliffe

Cheryl Newell

Grantee's Name and Address

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

Lois E. McAuliffe

8526 Homedale

Klamath Falls, OR 97601

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

Tim McAuliffe, Patrick McAuliffe

Cheryl Newell

8526 Homedale

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

County of Klamath

I certify that the within instru-
ment was received for record on the
24th day of April, 1995,
at 2:05 o'clock P.M., and recorded
in book/res./volume No. 10317 on
page 10317 or as fee/file/instru-
ment/microfilm/reception No. 98880,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co Clerk

NAME TITLE
Bernetha G. Letsch Deputy

FEE: \$30.00