

BARGAIN AND SALE DEED

(Statutory Form)

MARILYN ELIZABETH FOX, ROBERTA L. SILBERNAGEL, and CURTIS A. FOX, Grantors, convey to NEAL G. BUCHANAN, Grantee, all of their interest in that certain real property located in the County of Klamath, State of Oregon, legally described on Exhibit A, attached hereto and by this reference incorporated herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is whole consideration, being a "straw man transfer".

DATED this 21 day of April, 1995.

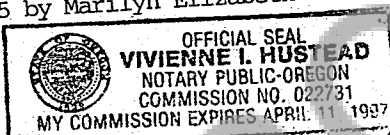
Marilyn Elizabeth Fox  
MARILYN ELIZABETH FOX

Roberta L. Silbernagel  
ROBERTA L. SILBERNAGEL

Curtis A. Fox  
CURTIS A. FOX

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 21 day of April, 1995 by Marilyn Elizabeth Fox and Curtis A. Fox.



Vivienne I. Husted  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-11-97

STATE OF WASHINGTON/County of Clark) ss.

THIS INSTRUMENT was acknowledged before this 26<sup>th</sup> day of April, 1995, by Roberta L. Silbernagel.

Valerie J. Simon  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 04-01-97

GRANTORS NAME AND ADDRESS:  
Marilyn Elizabeth Fox, Roberta  
L. Silbernagel and Curtis A.  
Fox

GRANTEES NAME AND ADDRESS:  
Neal G. Buchanan

AFTER RECORDING, RETURN TO:  
Neal G. Buchanan  
Attorney at Law  
601 Main Street, Ste. 215  
Klamath Falls, OR 97601  
Until a Change is Requested,  
Send Tax Statement To:  
Marilyn E. Fox, Roberta L.  
Silbernagel and Curtis A. Fox  
P.O. Box 371  
Bonanza, OR 97623

STATE OF  
County of Klamath) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., and recorded in Book \_\_\_\_\_ on Page \_\_\_\_\_ or as File/ Reel Number \_\_\_\_\_, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer  
By: \_\_\_\_\_

Deputy

## EXHIBIT "A"

A portion of the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which is North 89 degrees 41' West 663 feet from the Southeast corner of said NE1/4 NW 1/4, said point of beginning being the tract of land conveyed to M. T. Michael and Willette W. Michael by Deed recorded in Volume 259, page 150 of Klamath County, Oregon Deed Records; thence North 89 degrees 41' West along the South line of said NE1/4 NW1/4 a distance of 100 feet; thence North and parallel to the West line of said tract conveyed to said Michaels by Deed recorded in Volume 259 at page 150 to the center line of the Horsefly Irrigation District Ditch; thence Northeasterly along the centerline of said ditch to the Easterly line of said tract conveyed to Michaels by said deed above described; thence South along the said Easterly line of said tract conveyed to said Michaels by deed above described to the point of beginning, the tract herein conveyed being the Easterly 100 feet of said tract conveyed to said Michaels by deed above described.

## Subject to the following

- a. Right of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- b. The herein described premises are within land subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District.
- c. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: October 26, 1939  
 Recorded: November 22, 1939  
 Volume: 125, Page 464, Deed Records of Klamath County, Oregon  
 In Favor of: Pacific Telephone and Telegraph

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan the 4th day  
 of May A.D., 19 95 at 1:23 o'clock P M., and duly recorded in Vol. M95,  
 of Deeds on Page 11605.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Bernetha G. Letsch