

NA

BARGAIN AND SALE DEED

Vol. M95 Page 11987

39704

KNOW ALL MEN BY THESE PRESENTS, That

DOROTHY M. TARRANT

hereinafter called grantor,  
 AND JUDITH TARRANT, husband and wife  
 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 LEGAL DESCRIPTION  
 MADE A PART HEREOF

(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 \$

However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole part of the 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 9th day of May, 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.

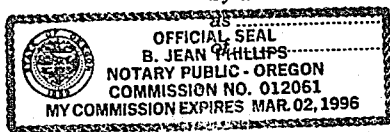
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.  
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE  
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT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

Dorothy M. Tarrant

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May, 1995,  
 by Dorothy M. Tarrant

This instrument was acknowledged before me on May, 1995,  
 by \_\_\_\_\_



Notary Public for Oregon  
 My commission expires 3-2-96

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

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
 MICHAEL AND JUDY TARRANT

Box 454  
KENO, OR 97627

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

MICHAEL AND JUDY TARRANT

JAN 6

SPACE RESERVED  
 FOR  
 RECORDER'S USE

05-09-95 10:57 RCV

J 35

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East 1/4 corner of Section 1 on the Range line between Ranges 7 and 8 East of the Willamette Meridian, being the Southeasterly corner of said parcel; thence North 89 degrees 47' 31" West 400.00 feet along the one-quarter section line of Section 1 to a 5/8" iron rod; thence North 00 degrees 03' 59" West 1194.17 feet and parallel to the said Range line to a 5/8" iron rod; thence North 89 degrees 56' 01" East 400.00 feet at right angles to the said Range line to a 5/8" iron rod on the said Range line; thence South 00 degrees 03' 59" East 1196.09 feet along the said Range line to the point of beginning. The basis of bearings is recorded Survey No. 1167 on file in the office of the County Surveyor of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land, situated in the Southeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the East 1/4 corner of Section 1 on the Range line between Ranges 7 and 8 East of the Willamette Meridian, being the Southeasterly corner of that parcel of land described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon, thence North 00 degrees 03' 59" West 808.09 feet to the true point of beginning of this description, thence West 113 feet, thence North 388 feet more or less to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56' 01" East along said North line 113 feet more or less to a 5/8" iron rod on the range line between Ranges 7 and 8 East of the Willamette Meridian; thence South 00 degrees 03' 59" East 388 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Block 2 of Keno Whispering Pines; thence West 145 feet, thence North 533 feet more or less to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56' 01" East along said North line 51 feet more or less to the Northwest corner of that parcel described in Volume M87 at page 21396, Microfilm Records of Klamath County, Oregon; thence South along the West line of said parcel 388 feet, thence East 113 feet more or less to the West line of Block 30 of Tract 1081-Fifth Addition to Klamath River Acres, thence South 144.95 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day  
of May A.D., 19 95 at 3:57 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 11997.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By [Signature]