

BARGAIN AND SALE DEED

LINDA JEAN EPPERSON, Grantor, conveys to FORREST DONALD EPPERSON, Grantee, the following real property situated in Klamath County, Oregon, to wit:

That portion of the S1/2 of Lot 24 and that portion of Lot 25 lying Northerly and Westerly of the Irrigation District Canal. All being in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.

2. An easement created by instrument, including the terms and provisions thereof, Dated February 26, 1923, Recorded March 17, 1923 in Book 59 at Page 640, in favor of Pacific Power and Light Co., formerly The California Oregon Power Company, a California Corporation, for electrical transmission line over Lot 24 and others.

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00.

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 ACCEPT THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 17 day of May, 1995.

Linda Jean Epperson
LINDA JEAN EPPERSON, Grantor

STATE OF OREGON)
) ss.
County of Curry)

On the 17th day of May, 1995, before me personally appeared LINDA JEAN EPPERSON and acknowledged the foregoing instrument to be her voluntary act and deed.

(NOTARY SEAL)



Rachael W. Kelly
Notary Public for the State of Oregon
My commission expires: 2/3/99

BARGAIN AND SALE DEED

LINDA JEAN EPPERSON,

Grantor

FORREST DONALD EPPERSON,

Grantee

After recording return to:

Enver Bozgoz
Attorney at Law
1135 Pine Street
Klamath Falls, OR 97601

Until a change is requested, send all tax statements to:

Forrest Donald Epperson
30919 River Bend Road
Chiloquin, OR 97624

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Forrest Donald Epperson
on this 30th day of May A.D., 19 95
at 2:11 o'clock P. M. and duly recorded
in Vol. M95 of Deeds Page 14197
By Bernetha G. Latsch County Clerk
Fee, \$30.00/cc\$1.00 Deputy.

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