

NA 1396

BARGAIN AND SALE DEED

Vol. 1195 Page 15431

KNOW ALL MEN BY THESE PRESENTS, That May Emaline Cleaver

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
the Trust of May Emaline Cleaver
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 portion of the SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9
East of the Willamette Meridian, in the County of Klamath,
State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance
of 680.3 feet, and South 89° 26' West a distance of 1133 feet,
from the iron pin which marks the section corner common to
Sections 2, 3, 10, and 11, Township 39 South, Range 9 East of
the Willamette Meridian; and running thence continuing South 89°
26' West a distance of 151.5 feet; thence North 1° 05' West 143.7
feet; thence North 89° 24' East 56.7 feet to the Westerly boundary
of the USRS Drain; thence South 34° 19' East along the
Westerly boundary of ht USRS Drain 172.9 feet to the point of
beginning.

SAVING & EXCEPTING a strip 20 feet wide along the Northerly
boundary of the above described property.

SUBJECT TO:

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

(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 \$ 00.00

⊙ 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.)

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 7 day of June, 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.

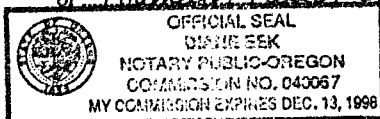
May Emaline Cleaver

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 6-7-95, 19____,
by MAY Emaline Cleaver

This instrument was acknowledged before me on 6-7-95, 19____,
by ~~John A. H.~~

as ~~Notary Public~~
of Klamath Falls, or Klamath County



~~Notary Public for Oregon~~
My commission expires 12-13-98

Grantor's Name and Address

Grantee's Name and Address

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

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

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

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/file/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

- 2) Regulations, including levies, liens assessments, rights of way and easements/for/ditches/dnd/canal/62/Klamath/Irrigation and easements of the South Suburban Sanitary District.
- 3) An easement created by instrument, including the terms and provisions thereof, recorded October 10, 1916 in Book 46 at Page 159.
- 4) Mortgage, including the terms and provisions thereof, recorded November 4, 1976 in Book M-76 at Page 17548, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, which Mortgage the Grantees herein agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mary Cleaver the 12th day of June A.D., 19 95 at 1:34 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 15431.

FEE \$35.00

By Bernetha G. Vetsch County Clerk