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2606

BARGAIN AND SALE DEED

Vol. 195 Page 17840



KNOW ALL MEN BY THESE PRESENTS, That Roderick D. Hall

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Cathy King an
undivided $\frac{1}{2}$ interest and Roderick M. and Patricia A. Wallace, husband and wife an undivided
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 ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY
THIS REFERENCE.

(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 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 12 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.

STATE OF OREGON, County of Klamath,) ss.

This instrument was acknowledged before me on June 12, 1995,

by Roderick D. Hall

This instrument was acknowledged before me on , 19 ,

by

as



Mary Kenneally
Notary Public for Oregon
My commission expires 4/20/96

RODERICK D. HALL

Grantor's Name and Address

CATHY KING et al
5729 ALTAMONT DR.
KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
CATHY KING et al
5729 ALTAMONT DR.
KLAMATH FALLS OR 97603

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

CATHY KING et al
5729 ALTAMONT DR.
KLAMATH FALLS OR 97603

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/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

07-10-95P03:20 RCVD

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Westerly right of way line of the U.S.R.S. Drain which point is also in the North right of way line of Ezell Avenue and which lies South 89 degrees 40' West a distance of 30.0 feet and North 1 degree 12' West a distance of 1008.4 feet and South 89 degrees 40' West a distance of 525.0 feet, more or less, from the Southeast corner of the said NE1/4 of the NE1/4 of Section 10, and running thence; South 89 degrees 40' West along the North right of way line of Ezell Avenue to a point on the Easterly right of way line of Crest Street; thence North 1 degree 02' West along the Easterly right of way line of Crest Street a distance of 284.8 feet; thence North 89 degrees 26' East a distance of 565 feet, more or less, to the Westerly right of way of the U.S.R.S. Drain; thence South 30 degrees 38' East along the Westerly line of said Drain, a distance of 328 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Westerly right of way line of the U.S.R.S. Drain which point is also in the North right of way line of Ezell Avenue and which lies South 89 degrees 40' West a distance of 30.0 feet and North 1 degree 12' West a distance of 1008.4 feet and South 89 degrees 40' West a distance of 525.0 feet, more or less, from the Southeast corner of the said NE1/4 of the NE1/4 of Section 10, and running thence; South 89 degrees 40' West along the North right of way line of Ezell Avenue to a point on the Easterly right of way line of Crest Street; thence North 1 degree 02' West along the Easterly right of way line of Crest Street a distance of 184.8 feet to the true point of beginning; thence continuing along said Easterly line 100 feet to the Southerly line of Hilyard Avenue; thence North 89 degrees 26' East along said Southerly line a distance of 200 feet; thence South 1 degree 02' East parallel with the Easterly line of Crest Street 100 feet to a point; thence North 89 degrees 40' West parallel to the South line of Hilyard Avenue 200 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day
of July A.D., 19 95 at 3:20 o'clock P.M., and duly recorded in Vol. M95
of Deeds on Page 17840.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller