

2749

BARGAIN AND SALE DEED

Vol. M95 Page 18215

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 parcel of land located in the SW $\frac{1}{4}$ of Section 19, Township 38 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South one-quarter corner of Section 19, Township 38 South, Range 14 E.W.M.; thence along the south line of said Section 19 N 89°12'50" W 1080.68 feet; thence along a fence line N 54°31'50" E 651.22 feet; thence N 14°47'02" E 345.77 feet; thence S 78°48'25" E 302.81 feet; thence N 16°18'32" E 18.41 feet; thence S 80°55'36" E 166.25 feet to the East line of the SW $\frac{1}{4}$ of said Section 19; thence along said East line S 00°23'00" W 659.72 feet to the point of beginning.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

(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 \$ exchange of property~~

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

In Witness Whereof, the grantor has executed this instrument this day of, 1995.; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized 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.

Edward G. Livingston

Marilyn G. Livingston

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 7-14 ss.
by Edward G. Livingston and Marilyn G. Livingston, 1995.

.....J. G. Livingston



OFFICIAL SEAL
DIANE EEK
NOTARY PUBLIC-OREGON
COMMISSION NO. 040067
MY COMMISSION EXPIRES DEC. 13, 1998

Onelle Lee

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

Edward G. & Marilyn G. Livingston
P.O. Box 67
Bly, OR 97622

.....
Grantor's Name and Address

Sylvia G. Bruce
686 Eighth Avenue
Yuma, AZ 85364

Grantee's Name and Address

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

Sylvia G. Bruce
686 Eighth Avenue
Yuma, AZ 85364

Until requested otherwise send all tax statements to (Name, Address, Zip):
Sylvia G. B.

Sylvia G. Bruce
686 Eighth Avenue
Yuma, AZ 85364

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 14th day of July, 1995, at 11:02 o'clock A.M., and recorded in book/reel/volume No. M95 on page 18215 or as fee/file/instrument/microfilm/reception No. 2749, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co Clerk

By Ernest H. Harg Deputy

FEE:\$30.00

SPACE RESERVED
FOR
RECORDER'S USE

30.00