

14-74

3112

07-21-95 P03:42 RCVD ATE # 01043089
BARGAIN AND SALE DEED

Vol. 1095 Page 18999

KNOW ALL MEN BY THESE PRESENTS, That

Vonda E. Rowe

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Darlene F. Cain

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"

(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 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 21 day of March, 1984, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Vonda E. Rowe

(If executed by a corporation, affix corporate seal)

STATE OF NEVADA

County of Washoe

March 21, 1984.

Personally appeared the above named

Vonda E. Rowe

and acknowledged the foregoing instrument to be

voluntary act and deed.

Before me:

Nevada

(OFFICIAL SEAL)

Notary Public for

My commission expires

11-25-84

STATE OF OREGON, County of) ss.

19

Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

ss.

County of

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 document, fee file/

instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

Darlene F. Cain

3751 Vale Road

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT B

15065

TRACT B

Parcel 1: A tract of land situated in the SE1/4 of Section 7, T39S, R10E2W, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8-inch iron pin on the Easterly right of way line of Booth Road, said point being $S89^{\circ}53'08"E$ ($N89^{\circ}54'E$ by recorded plat of Junction Acres) 1360.71 feet and $N00^{\circ}10'47"W$ ($N00^{\circ}04'E$ by said Junction Acres) 484.00 feet from the $C\&$ corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence $N00^{\circ}10'47"E$, along said Easterly right of way line, 323.95 feet to its intersection with the Southerly right of way line of State Highway No. 140; thence $S70^{\circ}59'35"E$, along the Southerly right of way line of said State Highway, 307.13 feet; thence $S00^{\circ}10'47"W$, parallel with the Easterly right of way line of said Booth Road, 160.29 feet; thence $N89^{\circ}49'13"W$ 480.00 feet to the point of beginning, containing 2.67 acres, more or less, with bearings based on Survey No. 2026, as recorded in the office of the Klamath County Surveyor, said tract of land subject to all easements and right of way of record or apparent.

Parcel 2: A tract of land situated in the SE1/4 of Section 7, T39S, R10E2W, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8-inch iron pin on the Easterly right of way line of Booth Road, said point being $S89^{\circ}53'08"E$ ($N89^{\circ}54'E$ by recorded plat of Junction Acres) 1360.71 feet and $N00^{\circ}10'47"W$ ($N00^{\circ}04'E$ by said Junction Acres) 257.00 feet from the $C\&$ corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence $N00^{\circ}10'47"E$, along said Easterly right of way line, 227.00 feet; thence $S89^{\circ}49'13"E$ 480.00 feet; thence $S00^{\circ}10'47"W$, parallel with the said Easterly right of way line, 227.00 feet; thence $N89^{\circ}49'13"W$ 480.00 feet to the point of beginning, containing 2.50 acres, with bearings based on Survey No. 2026, as recorded in the office of the Klamath County Surveyor, said tract of land being subject to all easements and rights of way of record or apparent.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day of July A.D., 19 95 at 3:42 o'clock P M., and duly recorded in Vol. M95, of Deeds on Page 18999.

FEE \$35.00

By Bernetha G. Lisch County Clerk