

NL 1565-B

BARGAIN AND SALE DEED

Vol 195 Page 19133

KNOW ALL MEN BY THESE PRESENTS, That WADE W. McDOUGALL and HELEN McDOUGALL, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALDO A. BALDUCCI and MERRIAM J. BALDUCCI, husband and wife, 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 North 1/2 Southwest 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right-of-way of Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a general Northwest direction, a distance of 1600 feet; thence at right angles to said highway right-of-way line in a general Northeasterly direction 189.0 feet; thence North 25.0 feet, more or less, to a point on the North line of a certain private roadway running approximately East and West, which is the TRUE POINT OF BEGINNING; thence North 112.0 feet more or less, to its intersection with the South line of the Mid-State electric power line right-of-way which runs approximately in a Southeasterly direction; thence along said South line of said power line right-of-way in a general Southeasterly direction 125.0 feet; thence due South a distance of 62.0 feet, more or less, to its intersection with the North line of said private roadway; thence along said North line of said private roadway in a general Westerly direction 100.0 feet, more or less, to the true point of beginning.

McDougall:02

This deed is given in consideration of the payment in full of all sums due from the Grantee to the Grantor as evidenced by that certain deed from the Grantee to the Grantor dated May 1, 1984 and recorded June 8, 1984 in Film Vol. M84 at Page 9639 of the Records of Klamath County, Oregon.

(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 \$ NONE

~~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 18 day of July, 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.

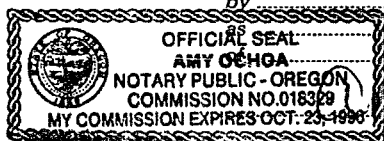
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Wade W. McDougall
Helen S. McDougall

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on July 18, 1995, by Wade W. McDougall and Helen McDougall.

This instrument was acknowledged before me on _____, 19____, by _____.



My commission expires 10-23-96

McDougall

Grantor's Name and Address

Balducci

Grantee's Name and Address

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

Browning & Colas - Attorneys PC
P.O. Box 430
Forest Grove, OR 97116-0430

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

No change

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of July, 1995, at 2:12 o'clock P.M., and recorded in book/reel/volume No. M95 on page 19133 or as fee/file/instrument/microfilm/reception No. 3176, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME

TITLE

Deputy

Fees: \$30.00

300