

3265

BARGAIN AND SALE DEED
(Statutory Form)

NTC 35710

MALCOLM C. VAN METER, CHARLOTTE E. RHOADS and CLARE J. GILL, all as tenants in common, Grantors, convey to CHARLOTTE E. RHOADS and CLEMENT L. RHOADS, husband and wife, Grantees, all of their interest in that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

The portion of the E $\frac{1}{2}$ of W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 2, Twp 39S, R. 9 E.W.M., described as follows:

Beginning at a point on the South line of the southeast quarter of the northwest quarter of said Section 2, which point is North 88 degrees 57' East 330.02 feet from the southwest corner of said southeast quarter of northwest quarter; thence North 0 degrees 35' West 663.80 feet along the East line of said East half of West half of West half of Southeast quarter of northwest quarter of said Section to a point, which is the true point of beginning of this description; thence continuing Northerly along the East line of said East half of west half of west half of southeast quarter of northwest quarter of said section a distance of 75 feet to a point; thence South 89 degrees 25' West a distance of 135 feet to a point; thence Southerly 0 degrees 35' East 75 feet to a point; thence North 89 degrees 25' East 135 feet to the true point of beginning of this description.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE CONSIDERATION for this conveyance is \$ 33,960.00. However, the actual

GRANTORS NAME AND ADDRESS

Malcolm C. Van Meter, Charlotte E.
Rhoads and Clare J. Gill

GRANTEES NAME AND ADDRESS:

Charlotte E. Rhoads and Clement
L. Rhoads

AFTER RECORDING RETURN TO:

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENTS TO:

Clement L. and Charlotte E. Rhoads
2129 Gettle Street
Klamath Falls, OR 97601

consideration consists of or includes other property or value given or promised which is the whole consideration.

DATED this 19 day of July, 1995.

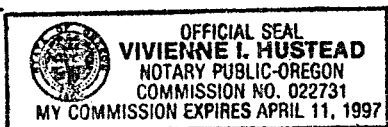
Malcolm C. Van Meter
MALCOLM C. VAN METER

Clare J. Gill
CLARE J. GILL

Charlotte E. Rhoads
CHARLOTTE E. RHOADS

STATE OF OREGON, County of Klamath) ss:

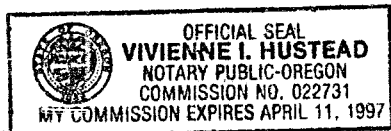
Personally appeared the above named Malcolm C. Van Meter before me on July 19, 1995, and acknowledged the foregoing instrument to be his voluntary act and deed.



Vivienne I. Husted
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-97

STATE OF OREGON, County of Klamath) ss:

Personally appeared the above named Charlotte E. Rhoads before me on July 19, 1995, and acknowledged the foregoing instrument to be her voluntary act and deed.



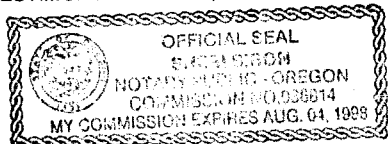
Vivienne I. Husted
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-97

STATE OF OREGON,)
COUNTY OF Multnomah) ss.

BE IT REMEMBERED, That on this 21st day of July, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clare J. Gill

known to me to be the identical individual he described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written



[Signature]
Notary Public for Oregon

My Commission expires 8-4-98

N-65 11-81©

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day of July, A.D., 19 95 at 2:20 o'clock p M., and duly recorded in Vol. M95 of Deeds on Page 19262.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00