

4489

BARGAIN AND SALE DEED

Vol. 1795 Page 21613

MTC 13967579  
KNOW ALL MEN BY THESE PRESENTS, That DOROTHY TARRANT, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL TARRANT

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:

~~Parcels 1, 2, and 3 of LAND PARTITION 37-95 being a portion of the SE 1/4 of the NE 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Klamath County, Oregon.~~

SEE ATTACHED LEGAL DESCRIPTION

(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 \$25,000.00

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 19 day of May, 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.

Dorothy Tarrant

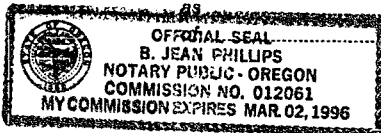
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 19, 1995,

by Dorothy Tarrant

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_



My commission expires 3-2-96 Notary Public for Oregon

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument 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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

Grantor's Name and Address

Grantee's Name and Address

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

Michael Tarrant

P.O. Box 454

Keno, Oregon 97627

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

Michael

same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of the East 1/4 corner of Section 1 on the Range line between Ranges 7 and 8 East of the Willamette Meridian, being the Southeasterly corner of said parcel; thence North 89 degrees 47' 31" West 400.00 feet along the one-quarter section line of Section 1 to a 5/8" iron rod; thence North 00 degrees 03' 59" West 1194.17 feet and parallel to the said Range line to a 5/8" iron rod; thence North 89 degrees 56' 01" East 400.00 feet a right angles to the said Range line to a 5/8" iron rod on the said Range line; thence South 00 degrees 03' 59" East 1196.09 feet along the said Range line to the point of beginning. The basis of bearings is recorded Survey No. 1167 on file in the office of the County Surveyor of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land, situated in the Southeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the East 1/4 corner of Section 1 on the Range line between Ranges 7 and 8 East of the Willamette Meridian, being the Southeasterly corner of that parcel of land described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon, thence North 00 degrees 03' 59" West 808.09 feet to the true point of beginning of this description, thence West 113 feet, thence North 388 feet, more or less, to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56' 01" East along said North line 113 feet more or less to a 5/8" iron rod on the range line between Ranges 7 and 8 East of the Willamette Meridian; thence South 00 degrees 03' 59" East 388 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Block 2 of Keno Whispering Pines; thence West 145 feet, thence North 533 feet more or less to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56' 01" East along said North line 51 feet more or less to the Northwest corner of that parcel described in Volume M87 at page 21396, Microfilm Records of Klamath County, Oregon; thence South along the West line of said parcel 388 feet, thence East 113 feet more or less to the West line of Block 30 of Tract 1081-Fifth Addition to Klamath River Acres, thence South 144.95 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day  
of August A.D., 19 95 at 3:49 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 21613.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller