

4874

BARGAIN AND SALE DEED

Vol. 1795 Page 22388

KNOW ALL MEN BY THESE PRESENTS, That

Margo Macfarlane,

now known as Margo McCullough

, hereinafter called grantor,

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

Mark Macfarlane

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:

Legal description attached hereto and made a part hereof.

**Per the terms and provisions of the Divorce Decree from Margo L. Macfarlane and Mark J. Macfarlane, filed September 25, 1991, Case No. 91-2924CV, 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 \$ 0.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ① (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 21st day of August, 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.

Margo McCullough

STATE OF OREGON, County of Klamath) ss.

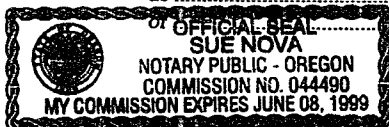
This instrument was acknowledged before me on August 21, 1995,

by Margo McCullough

This instrument was acknowledged before me on , 19 ,

by

as



Sue Nova

Notary Public for Oregon

My commission expires June 8, 1999

Margo McCullough
1941 Manzanita
Klamath Falls, OR 97601

Grantor's Name and Address

Mark Macfarlane
132 S. Mountain Ave. #2
Ashland OR 97520

Grantee's Name and Address

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

Mark Macfarlane
132 S. Mountain Apt #2
Ashland OR 97520

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

Grantee as set forth above

SPACE RESERVED
FOR
RECORDER'S USE

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

EXHIBIT

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Government Lots 7, 8, 9 and 11 in Section 9, Township 31 South, Range 9 East of the Willamette Meridian, lying Northerly of Lamm Crossing, an existing road and Government Lots 1, 2, 3, 4, 5, 6 and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 31 South, Range 9 East of the Willamette Meridian, lying Northerly of Lamm Crossing, an existing road.

EXCEPTING THEREFROM a portion of the SW $\frac{1}{4}$ of said Section 10 being more particularly described as follows: Beginning at the Southeast corner of said SW $\frac{1}{4}$; thence South 89°52'55" West along the South line of said Section 10, 1065.11 feet to the Northerly right of way line of said Lamm Crossing; thence North 48°00'13" West along said right of way line, 396.78 feet; thence North 01°00'39" West, 1050.67 feet to the North line S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 10; thence North 80°56'54" East along said North line S $\frac{1}{2}$ SW $\frac{1}{4}$, 1352.43 feet to the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 01°15'22" East along the East line of said SW $\frac{1}{4}$, 1315.26 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 21st day
of Aug A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 22388.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller