

BARGAIN AND SALE DEED
Jack H. Lawson, as to his undivided one half interest, GRANTOR
Conveys to
Catherine Weiser, GRANTEE

All the following described real property situated in Klamath County, State of Oregon commonly known as Highway 97, 2 miles North of Modoc Point, Klamath Falls, Oregon and more particularly described as:

A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located South 1 degree 29' East a distance of 1320.4 feet from the West one quarter corner of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, said one quarter corner being monumented by an 1" iron pipe 3 feet long, and said beginning point being on the East boundary line of the State Highway; thence East along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, Township and Range, a distance of 405 feet, to an iron pin; thence South 225 feet to an iron pin; thence West 366.6 feet to the East boundary of the State Highway to an iron pin; thence North 9 degrees 45' West along said East boundary of said highway a distance of 228 feet, more or less, to the point of beginning.

EXCEPTING road right of way along the South boundary thereof.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

FURTHER SUBJECT TO: Access Restrictions, including the terms and provisions thereof contained in deed from Catherine Weiser and Jack H. Lawson, to State of Oregon, by and through its State Highway Commission, dated December 15, 1987, recorded February 9, 1988, in Book M-88, page 1831, Fee No. 84202.

Tax Lot No. Code 118 Map 3507-3400 TL 900

The true and actual consideration for this transfer is \$3,832.00 more or less.

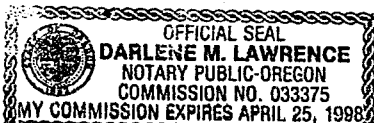
ORS 93.040(1) requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before 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.

Dated this 21 day of Aug, 1995.

Jack H. Lawson
 Jack H. Lawson

STATE OF OREGON, County of Marion,) ss.

PERSONALLY appeared before me this 21 day of Aug, 1995, the above named Jack H. Lawson and acknowledged the foregoing instrument to be his voluntary act and deed.



Darlene M. Lawrence
 NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-25-98

RECORDING INFORMATION

LEAVE BLANK FOR RECORDER'S STAMP

Name of Transaction: Bargain and Sale Deed

Parties: Jack H. Lawson, as to his undivided one half interest,
 Grantor
 Catherine Weiser, Grantee

After recording return to: Catherine Weiser

Consideration: \$3,832.00, more or less

Send tax statements to: Catherine Weiser

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
 of Aug A.D., 19 95 at 11:10 o'clock A M., and duly recorded in Vol. M95,
 of Deeds on Page 23564

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Lyndie Hardy