

5473

BARGAIN AND SALE DEED

Vol. M95 Page 23607

KNOW ALL MEN BY THESE PRESENTS, That

JEFFRY LARKIN

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
TRACY M, LARKIN
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:

See legal description attached

(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 \$
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 31st 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 author-
ized to do so by order of its board of directors.

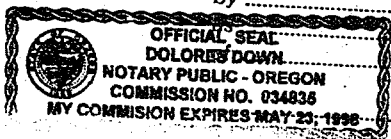
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT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

Jeffry Larkin
Jeffry Larkin

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 31, 1995
by Jeffry Larkin

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



Dolores Down
Notary Public for Oregon
5-23-98

My commission expires

Jeffry Larkin
Crescent Firehall
Crescent, Oregon
GRANTOR'S NAME AND ADDRESS

Tracy M. Larkin
P. O. Box 307
Gilchrist, OR 97737
GRANTEE'S NAME AND ADDRESS

After recording return to:

Tracy Larkin
P. O. Box 307 P.O. Box 828
Gilchrist, Or 97737 97465
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Tracy Larkin
P. O. Box 307
Gilchrist, Or 97737
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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/title/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By _____ Deputy

DESCRIPTION

PARCEL 1:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is South $0^{\circ} 17' 46''$ West a distance of 416.46 feet and South $39^{\circ} 33' 20''$ West a distance of 132.82 feet from the Northeast corner of said Lot 4; thence continuing South $39^{\circ} 33' 20''$ West a distance of 125 feet to a point; thence South $50^{\circ} 26' 40''$ East a distance of 56.1 feet, more or less, to the relocated Westerly right of way of The Dallas-California Highway; thence Northeasterly along said Westerly right of way line to a point which is South $50^{\circ} 26' 40''$ East a distance of 34 feet from the point of beginning; thence North $50^{\circ} 26' 40''$ West a distance of 34 feet, more or less to the point of beginning.

PARCEL 2:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is South $0^{\circ} 17' 46''$ West a distance of 416.46 feet and South $39^{\circ} 33' 20''$ West a distance of 132.82 feet from the Northeast corner of said Lot 4; thence South $39^{\circ} 33' 20''$ West a distance of 25 feet to a point; thence North $50^{\circ} 26' 40''$ West a distance of 154.53 feet to a point; thence North $39^{\circ} 37'$ East a distance of 25 feet to a point; thence South $50^{\circ} 26' 40''$ East a distance of 154.53 feet, more or less, to the point of beginning.

PARCEL 3:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of property conveyed to Standard Oil Company of California by Deed Volume 125, page 318, Records of Klamath County, Oregon; thence South $39^{\circ} 33' 20''$ West 100 feet; thence North $50^{\circ} 26' 40''$ West 154.53 feet to a point in the Southeasterly boundary of the right of way of the Gilchrist Lumber Company Railroad right of way; thence North $39^{\circ} 37'$ East along said right of way boundary 100 feet to the Southwest corner of above mentioned property of the Standard Oil Company of California; thence South $50^{\circ} 26' 40''$ East 154.53 feet, more or less, to the point of beginning.

EXHIBIT "B"
Page 1 of 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 31st _____ day
of _____ August _____ A.D., 19 95 at 2:53 o'clock P M., and duly recorded in Vol. 195
of _____ Deeds _____ on Page 23607.

FEE \$35.00

Bernetha G. Vetsch, County Clerk

By *[Signature]*