

10-03-95P02:20 RCVD

7072

**BARGAIN AND SALE DEED
(CREATING ESTATE BY THE ENTIRETY)**

Kathleen Bettles, formerly known as Kathleen Dickerson, Grantor(s), conveys to Kathleen Bettles and Robert Bettles, husband and wife, Grantees, that certain real property, located in Klamath County, State of Oregon, specifically described as follows, to-wit:

See attached Exhibit A

It is the intent and purpose of this instrument to create, and there is created an estate by the entirety between husband and wife as to the said real property.

The Grantees herein do not take the title in common, but with the right of survivorship; that is, that the fee shall rest in the survivor of the Grantees.

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 AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars, is \$-0-. *However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

DATED this 26 day of September, 1995

Kathleen Bettles
FKA Kathleen Dickerson
Kathleen Bettles,
fka Kathleen Dickerson

STATE OF CALIFORNIA / County of CONTRA COSTA ss.

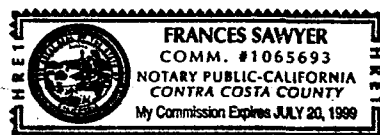
THIS INSTRUMENT was acknowledged before me this 26th day of September, 1995, by Kathleen Bettles, FKA Kathleen Dickerson

Frances Sawyer
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: July 30, 1999

GRANTORS NAME AND ADDRESS:
Kathleen Bettles
35930 Modoc Point Road
Chiloquin, Oregon 97624

GRANTEES NAME AND ADDRESS:
Kathleen and Robert Bettles
35930 Modoc Point Road
Chiloquin, Oregon 97624

AFTER RECORDING, RETURN TO:
Neal G. Buchanan
Attorney at Law
601 Main Street, Ste. 215
Klamath Falls, OR 97601
Until a Change is Requested,
Tax Statements Should be Sent
To:
Kathleen and Robert Bettles
35930 Modoc Point Road
Chiloquin, Oregon 97624



35-00
OK

The following described parcel of land in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, to-wit:

Beginning at a point 214.4 feet East and 33.9 feet South of the S.W. corner of Government Lot 8; thence North 412 feet to iron pipe in concrete; thence East 530 feet to iron pipe; thence South 412 feet; thence West 530 feet to point of beginning.

Together with a perpetual easement and right-of-way benefiting the said premises for roadway purposes, more particularly described as follows, to-wit:

Beginning at iron pipe in concrete 412 feet North of point of beginning of the above-described property; thence West 184.4 feet to County deeded right-of-way for Agency Lake Loop Road; thence North 25 feet along the boundary of the said Agency Lake Loop Road; thence East 358.4 feet; thence South 25 feet; thence West 174 feet to the point of beginning of the description of this easement.

Said easement is subject to the following conditions, to-wit:

1. Said roadway shall be maintained equally by both the dominant and the servient estate, their heirs, successors and assigns.
2. The dominant or the servient estate may make improvements on the said roadway without the consent of the other party, provided, however, that the party who improves the roadway shall bear the cost thereof.
3. Said roadway shall at no time be blocked by gates or any other obstruction or by the willful destruction of the roadway as such.
4. The said easement shall be appurtenant to and run with the dominant estate.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 3rd day of October A.D., 19 95 at 2:20 o'clock P M., and duly recorded in Vol. M95, of Deeds on Page 26734.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller