

8931

11-13-95A10:13 BARGAIN AND SALE DEED

Vol. M95 Page 30756KNOW ALL MEN BY THESE PRESENTS, That LOUIS TOFELL

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE LOUIS TOFELL TRUST, LOUIS TOFELL, TRUSTEE U/A/D 10/20/95, hereinafter called grantor, 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:

A parcel of land situated in the SW-1/4 Sec 7 T38S R 11E W.M.

More particularly described as thus: Beginning at the SW corner of Sec 7 T38S R11E W.M. Klamath County, Oregon. Thence N 00°08'17" W 578.8 ft. to a point of intersection of West line of Sec 7 and the northwesterly right-of-way line of Oregon Highway 140. Thence along said northwesterly right-of-way to Highway 140 N 45°05'28" E a distance of 1,145.4 ft. to 1/2" rod which is the true point of beginning. Thence N 00°08'17" W a distance of 484.3 ft. to 5/8" iron rebar. Thence N 89°51'43" E a distance of 354.0 ft. to 5/8" iron rebar. Thence S 00°18'17" E 134.1 ft. to 5/8" rebar and the intersection of northwesterly right-of-way to Highway 140. Thence S 45°05'28" W 501.2 ft. along northwesterly State Highway 140 to point of beginning.

This parcel containing 2.51 acres more or less.

(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 \$ 10.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ 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 7th day of November, 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.

Louis Tofell
Louis Tofell

STATE OF OREGON, County of Klamath ss.

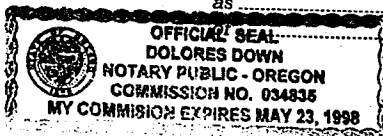
This instrument was acknowledged before me on November 7, 1995

by Louis Tofell

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

by _____

as _____



Dolores Down

Notary Public for Oregon

My commission expires 5-23-98

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of November, 1995, at 10:13 o'clock A. M., and recorded in book/reel/volume No. M95 on page 30756 or as fee/file/instrument/microfilm/reception No. 8931, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME

TITLE

By Annette Mueller Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fees: \$30.00

Grantor's Name and Address

Grantee's Name and Address

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

Louis Tofell

26919 Highway 14 East

Bonanza, Oregon 97623

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

Louis Tofell

26919 Highway 140 East

Bonanza, OR 97623

20.12
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