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FORM NO. 725 - BARGAIN AND SALE DEED (Notary Public for Oregon) 11-22-95P03:55 RCVD

73008

BARGAIN AND SALE DEED

MTG 31291-KR

Vol. m93 Page 33760

KNOW ALL MEN BY THESE PRESENTS, That

CARL RAJNUS and VIRGINIA RAJNUS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DANIEL J. JOHNSON, SR. and CAROL ANN JOHNSON, husband and wife, 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:

The following described property situate in Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

The NW 1/4 NW 1/4, the S 1/4 NW 1/4, the Easterly 132 feet of the NE 1/4 SW 1/4, the SW 1/4 NE 1/4, the Southerly 1030 feet of the NE 1/4 SE 1/4, and the NW 1/4 SE 1/4.

EXCEPTING THEREFROM the Westerly 800 feet of the SW 1/4 NW 1/4 and the portion conveyed to Shasta View Irrigation District.

ALSO EXCEPTING THEREFROM the following:

Beginning at a point located 450.67 feet East of the intersection of Sections 19, 20, 29 and 30 of Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South 58°12'34" East along the existing fence line to the East line of the NW 1/4 NW 1/4 of Section 29, thence North to the North line of the NW 1/4 NW 1/4 of Section 29; thence West to the point of beginning.

Also excepting therefrom Parcel 2 of Major Land Partition 8-85 described as a tract of land situated in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon being a tract of land together with and ingress-egress easement described as follows:

continued on reverse

(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 \$ contract fulfillment. However, the actual consideration consists of or includes other property or value given or promised which is 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 17th day of December, 1993, 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 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 30.830.

Carl Rajnus

CARL RAJNUS

Virginia Rajnus

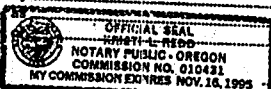
VIRGINIA RAJNUS

Klamath

STATE OF OREGON, County of

This instrument was acknowledged before me on December 17, 1993, by CARL RAJNUS and VIRGINIA RAJNUS

This instrument was acknowledged before me on 19



Kristen L. Reed

Notary Public for Oregon
My commission expires 11/16/95

CARL RAJNUS & VIRGINIA RAJNUS

Box 407

Malin, OR 97632

Grantor's Name and Address

DANIEL J. JOHNSON, SR. and CAROL ANN JOHNSON

P.O. Box 492

Malin, OR 97632

Grantee's Name and Address

DANIEL J. JOHNSON, SR. and CAROL ANN JOHNSON

P.O. Box 432

Malin, OR 97632

After recording return to Please, Address, Zip

DANIEL J. JOHNSON, SR. and CAROL ANN JOHNSON

P.O. Box 432

Malin, OR 97632

Grant requested otherwise send all but statements to Please, Address, Zip

DANIEL J. JOHNSON, SR. and CAROL ANN JOHNSON

P.O. Box 432

Malin, OR 97632

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of Dec., 1993, at 3:06 o'clock P.M., and recorded in book/reel/volume No. M93 on page 33760 or as fee/file/instrument/microfilm/reception No. 13008, Record of Deeds of said County.

Witness my hand and seal of County attested.

Evelyn Biehn, County Clerk

NAME

TITLE

By: [Signature] Willamette Deputy

Fee \$30.00

40818 31604-A
32079A

11-SS-02411-28 RCAD

11-SS-02411-28 RCAD

31604-A 3388
32079A 1330

STATE OF OREGON)

County of Klamath)

I BERNETHA G. LETSCH, County Clerk of the above named County and State of Oregon do hereby certify that the foregoing copy has been by me compared with the original, and that it is a transcript therefrom, and of the whole of such original as the same appears on file or of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County this 16th day of November A.D. 1995

BERNETHA G. LETSCH, Klamath County

By Susan Mary Jolly



Beginning at a point on the west boundary of that tract of land conveyed to Shasta View Irrigation District, from which the northeast corner of said Section 29 bears N 22° 58' 32" E 3588.02 feet; thence S 00° 37' E. along said boundary, 309.00 feet; thence S 89° 23' W 310.00 feet to the centerline of a 30-foot wide easement (said easement extending from this point S 01° 23' W 365 feet, more or less, to the south line of said NW 1/4 SE 1/4); thence continuing S 89° 23' W 655.00 feet; thence N 00° 37' W 309.00 feet; thence N 89° 23' E 375.00 feet to the point of beginning, with bearings based on a Solar observation

* Recorded to correct legal description on M93-33760.
* Rerecord to correct legal description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17 day of Nov. A.D., 19 95 at 3:55 o'clock P. M., and duly recorded in Vol. M95 of Deeds on Page 31604

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 22 day of Nov. A.D., 19 95 at 11:58 o'clock A. M., and duly recorded in Vol. M95 of Deeds on Page 32079

FEE \$10.00

Bernetha G. Letsch, County Clerk
By Annette Mueller