

11301

BARGAIN AND SALE DEED

Vol. M95 Page 35627



KNOW ALL MEN BY THESE PRESENTS, That.....

MELVIN L. STEWART and MARY LOU STEWART, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MELVIN L. STEWART & MARY LOU STEWART, husband and wife, as to an undivided 1/3 interest and **see continued, 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:

PARCEL 1: Parcel 3 of Land Partition 57-93.

PARCEL 2: A portion of Parcel 3 of Land Partition 22-91 being in the SE1/4 NE1/4 of Section 35 and the SW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Southerly line of Land Partition 57-93, from which the 1/4 corner common to said Sections 35 and 36 bears S40°00'11"E 634.80 feet; thence, along the Southerly boundary of Land Partition 57-93, N43°52'27"E 160.00 feet, S46°07'33"E 125.00 feet and N43°52'27"E 243.91 feet to the Southeasterly corner of Land Partition 57-93 and the center line of a power line; thence, along said power line, S00°05'03"E 363.59 feet; thence N64°01'09"W 215.71 feet; thence along the arc of a curve to the right (radius point bears N65°24'06"W 230.00 feet and central angle equals 19°16'33") 77.38 feet; thence N46°07'33"W 185.00 feet.

'95 DEC 29 P3:35

**Grantees continued - GARY L. STEWART and LISA M. STEWART, husband and wife, as to an undivided 1/3 interest; and MATT A. STEWART and DARCY K. STEWART, husband and wife, as to an undivided 1/3 interest

(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 \$ 1.00.

©However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 29th day of December, 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 309.30.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 29, 1995., by MELVIN L. STEWART & MARY LOU STEWART

This instrument was acknowledged before me on , 19., by

as

of

*Melvin L. Stewart*
MELVIN L. STEWART*Mary Lou Stewart*
MARY LOU STEWART

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

MELVIN L. STEWART & MARY LOU STEWART
1763 WASHBURN WAY

KLAMATH FALLS OR 97603

Grantor's Name and Address

MELVIN L. STEWART et al

1763 WASHBURN WAY

KLAMATH FALLS OR 97603

Grantee's Name and Address

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

MELVIN L. STEWART

1763 WASHBURN WAY

KLAMATH FALLS OR 97603

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

MELVIN L. STEWART

1763 WASHBURN WAY

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Dec, 1995, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M95 on page 35627 or as fee/file/instrument/microfilm/reception No. 11301, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME *Bernetha G. Letsch* TITLE Deputy

FEE: \$30.00