

NA
11385

BARGAIN AND SALE DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

Vol. M96 Page 136

95 JAN -3 AIO:05

Jennifer D. Scronce

conveys to Karl D. Scronce

, Grantor,

, Grantee, the following real property situated in
County, Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)
 The true consideration consists of other good and valuable consideration, the
 receipt of which is hereby acknowledged.

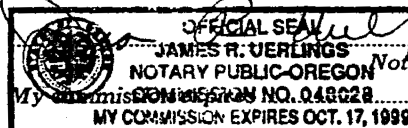
Dated this 13th day of December, 1995.

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 13, 1995,
 by Jennifer D. Scronce

Jennifer D. Scronce
 Jennifer D. Scronce



BARGAIN AND SALE DEED

Jennifer D. Scronce

Karl D. Scronce

GRANTOR

P.O. Box 221

GRANTEE

Merrill, OR 97633

GRANTEE'S ADDRESS, ZIP

After recording return to:

James R. Uerlings, OSB# 76030

110 North Sixth Street

Klamath Falls, OR 97601

(541) 884-8101

NAME, ADDRESS, ZIP

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

Karl D. Scronce

P.O. Box 221

Merrill, OR 97633

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/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

Township 37 South, Range 8 East of the Willamette Meridian:

Section 12: Lot 4

Section 13: Lot 1, N½; of Lot 2, NE¼NE¼, N½SE¼NE¼

EXCEPT those portions of the above-described properties heretofore conveyed to the State of Oregon for highway purposes in Deed Volume 224, Page 139, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING those portions of the above-described properties heretofore conveyed to the Oregon Eastern Railway Company, an Oregon Corporation, for railroad right-of-way in Deed Volume 26, Page 396, Deed Records of Klamath County, Oregon.

Township 37 South, Range 9 East of the Willamette Meridian:

Section 7: Lot 4, SE¼SW¼

Section 18: N½NW¼, Portions of the S½NW¼, more particularly described as follows:

Beginning at the Northeast corner of the SE¼NW¼ of Section 18; thence Southwesterly along the center of the dredger cut to a point 10 chains North of the quarter section corner on the West line of said Section 18, thence North to the Northwest corner of SW¼NW¼ of said Section 18, East along the North line of S½NW¼ of Section 18 to the place of beginning.

PARCEL 2:Township 37 South, Range 9 East of the Willamette Meridian:

Section 7: SW¼SE¼

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Purchaser assumes and agrees to pay and perform.
2. Easement for roadway conveyed by John Hagelstein and Marie Hagelstein, his wife, to Fred Melhase and Gus Melhase, by deed dated December 10, 1910, recorded December 19, 1910, in Volume 30, Page 513, Deed Records of Klamath County, Oregon.
3. Right of Way for pole line conveyed by John Hagelstein and Marie Hagelstein, husband and wife, to the California Oregon Power Company, by deed dated July 13, 1931, recorded July 27, 1931, in Volume 95, Page 624, Deed Records of Klamath County, Oregon.
4. Agreement between Ellen Herlihy, John Hagelstein, E.A. Ketsdever, H.A. Ketsdever and G.F. Ketsdever, dated October 14, 1942, recorded May 29, 1943, in Volume 155, Page 489, Deed Records of Klamath County, Oregon.
5. Reservations and restrictions in deed from Fred Melhase, et al, to Oregon Eastern Railway Co., dated February 20, 1909, recorded July 23, 1909, in Volume 26, Page 396, Deed Records of Klamath County, Oregon.
6. Reservations and restrictions in deed from Thomas G. Cox, et al, to Oregon Eastern Railway Co., dated September 29, 1909, recorded November 9, 1909, in Volume 26, Page 604, Deed Records of Klamath County, Oregon.
7. Agreement, including the terms and provisions thereof, between Gus Melhase, et al, to the California Oregon Power Company, dated August 15, 1929, recorded September 11, 1929, in Volume 88, Page 41, Deed Records of Klamath County, Oregon.
8. Agreement, including the terms and provisions thereof, between Gus Melhase, et al, to the California Oregon Power Company, dated August 15, 1929, recorded January 31, 1930, in Volume 88, Page 563, Deed Records of Klamath County, Oregon.
9. Release for claim for Damages given by John Hagelstein, et al, to The California Oregon Power Company, dated February 24, 1930, recorded March 15, 1930, in Volume 91, Page 78, Deed Records of Klamath County, Oregon.
10. Limited Access as disclosed by Deed from George F. Ketsdever, et al, to State of Oregon, by and through its State Highway Commission, dated July 8, 1948, recorded August 21, 1948, in Volume 224, Page 139, as amended by Indenture of Access, dated October 1, 1952, recorded October 27, 1952, in Volume 257, Page 400, Deed Records of Klamath County, Oregon.
11. Right of Way, including the terms and provisions thereof, given by John R. Hagelstein, et al, to The California Oregon Power Company, dated November 25, 1953, recorded December 1, 1953, in Volume 264, Page 259, Deed Records of Klamath County, Oregon

EXHIBIT NO. A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Verlins the 3rd day
of Jan A.D., 19 96 at 10:05 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 136.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By [Signature]