

11692

BARGAIN AND SALE DEED

Vol. 196 Page 744

KNOW ALL MEN BY THESE PRESENTS, That Joanna R. Robnett

hereinafter called grantor,
Robnett & Dayle L. Robnett
 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:

* See attached for legal description which is made a
 part here of this reference.

(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 \$ 0

Ⓞ However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 _____ day of _____, 19____;
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
 ized 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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on January 8, 1996by Stephen Richards Robnett & Dayle Lee RobnettThis instrument was acknowledged before me on January 3, 1996by Joanna Rose Robnett

as _____



OFFICIAL SEAL
 DONNA I. ROSS
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 039884
 MY COMMISSION EXPIRES DEC. 04, 1998

Donna I. Ross

Notary Public for Oregon

My commission expires 12-04-98

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument
 was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/roll/volume No. _____ on
 page _____ or as fee/tile/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

Grantor's Name and Address

Grantee's Name and Address

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

Steve R. Robnett
22430 Schraupp Rd
Klamath Falls, OR 97603
 Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as Above

SPACE RESERVED
 FOR
 RECORDER'S USE

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West 2192.47 feet; thence South 89 degrees 51' 42" East 25.34 feet to a point on the East line of Highway No. 39 being the true point of beginning; thence South 89 degrees 51' 42" East 300 feet, more or less, to a point; thence South 00 degrees 02' 03" East 205 feet, more or less, to a point; thence North 89 degrees 51' 42" West 300 feet, more or less, to a point on the East line of Highway No. 39; thence North 00 degrees 02' 03" West 205 feet, more or less, to the point of beginning.

ALSO TOGETHER WITH the right of ingress and egress over the following described roads:

60 foot strips of land situated in the N1/2, of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway No. 39, said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 degrees 51' 42" East 2548.10 feet to a point, North 89 degrees 51' 42" West 30.00 feet from the East line of the NW1/4, said Section 18.

ALSO, beginning at the center 1/4 corner of said Section 18; thence North 00 degrees 00' 23" East 1334.32 feet to the C-N 1/16 corner, said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2192.47 feet and South 89 degrees 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4, said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2132.47 feet and South 89 degrees 51' 42" East 599.83 feet from the Northwest corner, said Section 18; thence North 00 degrees 02' 42" West 409.32 feet; thence South 89 degrees 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 degrees 03' 50") 205.35 feet; thence South 42 degrees 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 degrees 03' 30") 217.11 feet; thence North 66 degrees 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 degrees 18' 42") 447.60 feet; thence North 03 degrees 17' 26" West 157.53 feet to the North line of the SE1/4 NW1/4, said Section 18.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 9th day
of _____ Jan _____ A.D., 19 96 at 2:24 o'clock P M., and duly recorded in Vol. _____ M96
of _____ Deeds _____ on Page 744

FEE \$35.00

By Bernetha G. Letsch County Clerk
Supette Shultz