

12358

STATUTORY BARGAIN AND SALE DEED

LEONARDO N. DUQUE, Grantor, conveys to MARK D. McQUEEN, Grantee, the real property in Klamath County, Oregon, described in Exhibit "A" attached hereto,

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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.

Dated this 24 day of Oct., 1995.

Leonardo N Duque

STATE OF CALIFORNIA)
) ss.
County of Placer)

The foregoing instrument was acknowledged before me this 24 day of Oct, 1995, by LEONARDO N. DUQUE.



Beverly L Rosollini
Notary Public for Oregon. *California*
My Commission expires: 2-10-97

BR
10-24-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo, the _____ day of _____
A.D., 19____ at _____ o'clock _____ M., and duly recorded in Vol. M 9____, of Deed
Records on Page _____

Klamath County Clerk

By: _____

FEE:

return to:

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

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35

NTC Number: 31333-KR

Exhibit 'A'

LEGAL DESCRIPTION

The North 1/2 of Lot 10 in Block 100, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Northwestern corner of Lot 10 in Block 100 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Westerly line of said Lot 10, Block 100, on a curve having a radius of 330.27 feet, for a distance of 40.84 feet; thence at right angles to said curve 125 feet to the Easterly side of said Lot 10; thence Northeasterly along the Easterly side of Lot 10 on a curve having the radius of 205.27 feet, a distance of 25.18 feet to the Northeasterly corner of said Lot 10; thence Northwesterly along the Northerly line of said Lot 10, 125 feet to the Northwest corner of said Lot and the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 24th day
of Jan A.D., 19 96 at 2:55 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 2042.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Dorlene Mullendore