

BARGAIN AND SALE DEED

Mag Page

3351

OK 12949

KNOW ALL MEN BY THESE PRESENTS, That Trudy Kay Evans and Harold W. Dearborn, Trustees in Trust for the Brown Family Trust A, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frank H. Brown and Alice O. Brown 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: an undivided one-half interest in the property as described on reverse.

1996 FEB -5 AM:01

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 \$no consideration. ^①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ^②(The sentence between the symbols ^① if not applicable, should be deleted. See OES 93.03.)

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 _____ October _____, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON

County of Klamath

SS

On this 26 day of October, 1989, before me, a notary public in and for said County and State, personally appeared Trudy Kay Evans and Harold W. Dearborn, of the State of Oregon, County of Klamath, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official

Notary Public for Oregon

(SEAL)

My Commission Expires:

ment/microfilm/reception No.....,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME	TITLE
------	-------

By Deputy

ATC

NAME, ADDRESS, ZIP

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

NAME- ADDRESS- ZIP-

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; in the County of Klamath, State of Oregon; thence South to the Southeast corner of the NW 1/2 N 1/2 NW 1/4 SE 1/4 of Section 11; thence continuing South 150 feet; thence West 30 feet to the Westerly right of way line of Homedale Road, to the true point of beginning; thence West 534 feet; thence North 150 feet; thence West 756 feet more or less to the Westerly line of the NW 1/4 SE 1/4; thence South 358 feet more or less to a well established fence line; thence East 756 feet more or less, along said fence line to the Southwest corner of that property described in Deed Volume 162 at page 35, Deed Records of Klamath County, Oregon; thence North 120 feet; thence East 534 feet more or less to the Westerly right of way line of Homedale Road; thence North 88 feet, more or less to the point of beginning.

PARCEL 2:

The West 324 feet of the following described real property:

Beginning at the Northeast corner of the S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence West a distance of 564 feet; thence South 150 feet; thence East 564 feet; thence North 150 feet to the point of beginning, SAVING AND EXCEPTING a strip of land 30 feet wide along the East side, being a portion of Homedale Road.

PARCEL 3:

Beginning at the Northeast corner of the S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the center line of Homedale Road 238 feet; thence West 30 feet to a point on the Westerly right of way line of Homedale Road to the true point of beginning; thence West 534 feet to a point; thence South to the North line of that tract of land described in Deed Volume 267 at page 496 Deed Records of Klamath County, Oregon; thence Easterly along the Northerly line of said Deed Volume 267 at page 496 and also along the North line of that tract described in Volume M-67 at page 7962, Microfilm Records of Klamath County, Oregon, to the Westerly right of way line of Homedale Road; thence North to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 5th day of Feb A.D., 19 96 at 11:01 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 3351

FEE \$35.00

By Bernetha G. Vetsch County Clerk
Sybilte Freiley