

13703

BARGAIN AND SALE DEED

Row 55

Page 4792

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called grantor, ANN FURLOW OR THE SURVIVOR THEREOF,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DOUGLAS C. AND
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY 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 \$ NONE

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 21 day of February, 1996;
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.

William Mark Roufs

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 21, 1996,
by William Mark Roufs

This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

William Roufs
2116 Warring St.
Klamath Falls, OR 97601

Grantor's Name and Address

Douglas C. & Ann Furlow
3135 Derby
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
MOUNTAIN TITLE COMPANY
ESCROW COLLECTION DEPARTMENT

Until requested otherwise send all tax statements to (Name, Address, Zip):
Douglas C. & Ann Furlow
3135 Derby
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

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

96 FEB 21 P 3:06

LEGAL DESCRIPTION

EXHIBIT "A"

4798

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 426.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 89 degrees 41' 13" East a distance of 216.7 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. Drain Ditch; thence North 04 degrees 20' 47" West 170.41 feet to the true point of beginning; thence continuing North 04 degrees 20' 47" West 21.02 feet to a point; thence North 30 degrees 36' 47" West 103.10 feet to a point; thence South 89 degrees 41' 13" West 154.90 feet; thence South 01 degrees 03' 56" East 110 feet to a point; thence North 89 degrees 41' 13" East 206.95 feet to the point of beginning, with bearings based on Minor Partition No. 81-6. TOGETHER WITH A 1979 WESTR Mobile Home with license plate #X170091 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company ± the 21st day
of February A.D., 19 96 at 3:06 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 4797.

By Bernetha G. Letsch, County Clerk

FEE \$35.00