

NA 13887

1346-7746  
BARGAIN AND SALE DEED

Vol. 1346 Page 5184

EMBER NICCOLI

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LANNY WOLLASTON  
AND ROBERTA WOLLASTON HUSBAND AND WIFE  
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 LEGAL DESCRIPTION MADE A PART HEREOF

(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 \$ to relinquish title

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 ①, 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 26 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 authorized to do so by order of its board of directors.

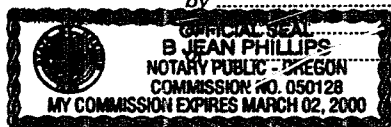
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Ember Niccoli

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February 26, 1996,  
by Ember Niccoli

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_



Notary Public for Oregon  
My commission expires 3-2-00

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/tile/instrument/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

Grantor's Name and Address

Grantee's Name and Address

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

Lanny and Roberta Wollaston

PO BOX 12  
Beatty, Oregon 97621

Until requested otherwise send all tax statements to (Name, Address, Zip):

same as above

96 FEB 26 P 3:48

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the E1/2 of the NE1/4 of the NE1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NE1/4 NE1/4 of said Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said NE1/4 NE1/4 a distance of 264 feet; thence West a distance of 330 feet; thence North parallel to the East line of said NE1/4 NE1/4 a distance of 264 feet to the North line of said Section 22; thence East a distance of 330 feet to the point of beginning.

SAVING AND EXCEPTING the Southerly 30 feet thereof.

ALSO SAVING AND EXCEPTING THEREFROM that portion lying within the right of way of the Klamath Falls Lakeview Hwy 20 and Yellow Jacket Spring Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mounatin Title Company the 26th day  
of February A.D., 19 96 at 3:48 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 5184

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]