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17180

BARGAIN AND SALE DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1996 Page 12060-3

BEVERLY A. MOORE
conveys to JON M. AND DIANE M. ONGMAN, Grantor,
Grantee, the following real property situated in KLAMATH
County, Oregon, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF
BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 32,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of APRIL, 1996

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 APRIL 29, 1996,
by BEVERLY A. MOORE



OFFICIAL SEAL
SHARON K. GREEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 028552
MY COMMISSION EXPIRES OCT. 11, 1997

Sharon K. Green
Notary Public for Oregon
My commission expires 10/11/97

BARGAIN AND SALE DEED

BEVERLY A. MOORE	
JON M. & DIANE M. ONGMAN	GRANTOR
P.O. BOX 52	GRANTEE
MERRILL, OR 97633	

GRANTEE'S ADDRESS, ZIP

After recording, return to:

BEVERLY A. MOORE
P.O. BOX 365
MERRILL, OR 97633

NAME, ADDRESS, ZIP

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

JON M. & DIANE M. ONGMAN
P.O. BOX 52
MERRILL, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

SPACE RESERVED
FOR
RECORDER'S USE

LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the SW1/4 of the SW1/4 of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way boundary of the Adams Point County Road from which the Southwest corner of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 57' 10" West 30.0 feet and South 0 degrees 02' 50" West 505.95 feet distant; thence North 89 degrees 41' East, along the Northerly boundary of Tax Lot 87-2, (now known as Tax Lot 600), 405.0 feet to a point on the Southerly right of way boundary of the Burlington-Northern Railroad as the same is presently located and constructed; thence along a circular curve to the left which has a deflection angle of 1 degree 11' 50", a radius of 5929.65 feet, a long chord which bears South 62 degrees 51' East 123.90 feet, a distance of 123.95 feet to an iron pin set during county Survey No. 3087; thence South 0 degrees 54' 15" West 33.45 feet to a point; thence around a circular curve to the right which has a deflect angle of 1 degree 11' 50", a radius of 5959.65 feet, and a long chord which bears North 62 degrees 51' West 131.36 feet, a distance of 131.42 feet; thence South 89 degrees 41' West parallel to, and 30.0 feet distant from the Northerly line of said Tax Lot 87-2, (now known as Tax Lot 600), 397.67 feet, more or less, to the Easterly right of way boundary of the Adams Point County Road; thence North 0 degrees 02' 50" East 30.0 feet to the point of beginning.

PARCEL 2

A piece or parcel of land situate in the SW1/4 SW1/4 of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Southwest corner of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 57' 10" West 542.50 feet and South 0 degrees 02' 50" West 251.75 feet distant; thence North 0 degrees 54' 15" East 200.28 feet to a 5/8 inch iron pin on the Southwesterly right of way line of the Burlington-Northern Railroad, as the same is presently located and constructed; thence following said Southwesterly right of way line along a circular curve to the left (having a central angle of 4 degrees 44' 00", a radius of 5929.65 feet, and a long chord which bears South 65 degrees 48' 55" East 489.72 feet) a distance of 489.84 feet to a 5/8 inch iron pin; thence leaving said Railroad right of way, North 89 degrees 57' 10" West 449.90 feet to the point of beginning.

TOGETHER WITH a 1972 SUNNY 2U Mobile Home, Oregon License #K 87924, Serial #30414 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Beverly A Moore the 30th day of April A.D., 19 96 at 10:31 o'clock AM., and duly recorded in Vol. M96 of Deeds on Page 12060.

FEE \$35.00

By Bernetha G. Letsch, County Clerk