

17721

BARGAIN AND SALE DEED

Vol. 96 Page 13322

KNOW ALL MEN BY THESE PRESENTS, That Klamath County, A Public Corporation of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Larry K. Coon & Michelle D. Coon, as Tenants by the Entirety, 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:

A tract of land situated in the NE1/4 of the SE1/4, Section 36, Township 24 South, Range 8 East of the Willamette Meridian more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of said Section 36; thence West along the centerline of said Section, 407 feet more or less, to the Easterly right of way line of the Dalles-California Highway; thence in a Southerly direction along said right of way line 400 feet; thence Easterly at right angle to said highway, 536 feet, more or less, to the Northeast corner of parcel 2 of Deed recorded March 20, 1957, in Deed Volume 290 at Page 392 and the true point of beginning; thence Southerly at right angles 400 feet to the Southeast corner of Parcel 1 of Deed recorded March 20, 1957, in Deed Volume 290, Page 392; thence at right angles Southerly to the Section line; thence Northerly along said Section line to the Southeast corner of Deed recorded June 19, 1959, in Deed Volume 313, at Page 415; thence Northwesterly along the Southerly line of Deed recorded in Volume 313, Page 415, to the point of beginning.

(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 \$ 2,000.00

Whichever the actual consideration consists of or includes, or the property or value given or provided or which is the subject of the consideration (whichever), or the consideration which is the subject of the consideration, shall be deemed to be the consideration.

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 7th day of May, 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 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.

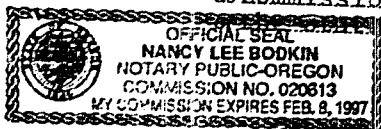
Dave Hengel, Chmn. of the Bd. County Commissioner
T. Juan Elguera, County Commissioner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

This instrument was acknowledged before me on May 7, 1996, by Dave Hengel - Chair and T. Juan Elguera as Commissioners of Klamath County, A Public Corporation of Oregon.



Nancy Lee Bodkin, Notary Public for Oregon
My commission expires February 8, 1997

Klamath County
403 Pine Street, Suite 300
Klamath Falls, OR 97601

Larry K. & Michelle D. Coon
P.O. Box 1881
Albany, OR 97321

After recording return to (Name, Address, Zip):
Larry K. & Michelle D. Coon
P.O. Box 1881
Albany, OR 97321

Until requested otherwise send all tax statements to (Name, Address, Zip):
Larry K. & Michelle D. Coon
P.O. Box 1881
Albany, OR 97321

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 9th day of May, 1996, at 2:39 o'clock P.M., and recorded in book/reel/volume No. M96 on page 13327 or as fee/title/instrument/microfilm/reception No. 17721, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Bernetha G Letsch, County Clerk
NAME TITLE
By Cheryl Russell Deputy

Fee \$30.00

96 MAY -9 P 2:39