

20060

MT38297KA

BARGAIN AND SALE DEED

Vol 94 Page 18146

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Sari

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Shelby C. Wilsdon

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 Exhibit "A"

(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 \$ 20,000.00

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 13 day of June, 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.

Robert L. Sari

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 13, 1996,

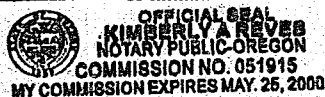
by Robert L. Sari

This instrument was acknowledged before me on , 19 ,

by

as

of



Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

Robert L. Sari

P.O. Box 440

Mill City, OR 97360

Grantor's Name and Address

Shelby C. Wilsdon

7991 Pacific Lane

Klamath Falls, OR 97601

Grantee's Name and Address

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

Shelby C. Wilsdon

7991 Pacific Lane

Klamath Falls, OR 97601

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

Shelby C. Wilsdon

7991 Pacific Lane

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

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/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County attixed.

NAME

TITLE

By Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0 degrees 27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0 degrees 27' West approximately 175 feet to the North line of property conveyed to John W. Matney et ux by Deed recorded on page 351 of Volume 306 of Deed Records of Klamath County, Oregon; thence North 89 degrees 30' East a distance of 255 feet; thence North 0 degrees 27' West a distance of 710.8 feet; thence South 89 degrees 30' West 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North 1/4 corner of said Section 25; thence South 00 degrees 27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern right of way; thence South 47 degrees 54' East along said right of way 61.07 feet; thence leaving said right of way line North 00 degrees 27' West, 180.68 feet to the North line of that property conveyed to John W. Matney et ux, by deed recorded on page 351 of volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89 degrees 33' East, 255 feet; thence North 00 degrees 27' West, 170.82 feet; thence South 89 degrees 33' West, 255 feet; thence South 00 degrees 27' East, 170.82 feet to the point of beginning.

Together with a 1975 FLAMI mobile home 11806720.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 18th day
of June A.D. 19 96 at 2:56 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 18146.

FEES \$35.00

Bernetha G. Letsch, County Clerk
By Randene Muelendore