

NA 20072 MTC 38353 KR BARGAIN AND SALE DEED

Vol. M 96 Page 18192

KNOW ALL MEN BY THESE PRESENTS, That

DENNIS W. FANCHER

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

ARACELI C. FANCHER

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 ON 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 \$ divorce settlement

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 @, 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, 19 96; 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.

Dennis W. Fancher

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on June 13, 19 96, by DENNIS W. FANCHER

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

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
DELLA M. HARREGUY  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 019023  
MY COMMISSION EXPIRES OCT. 20, 1995

Della M. Harreguy  
Notary Public for Oregon  
My commission expires 10-20-96

DENNIS W. FANCHER

Grantor's Name and Address

ARACELI C. FANCHER

Grantee's Name and Address

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

ARACELI C. FANCHER

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

ARACELI C. FANCHER

SPACE RESERVED  
FOR  
RECORDER'S USE

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/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

10:49 AM JUN 19 96

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

**PARCEL 1:**

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Section line common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89 degrees 41' 17" West 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 41' 17" West along said Section line a distance of 50.95 feet to the East shore of Agency Lake; thence with the meanders of the East shore of Agency Lake, as follows: North 3 degrees 06' West, 194.86 feet, North 16 degrees 36' West, 168.00 feet, North 15 degrees 41' West, 196.00 feet, North 11 degrees 20' West 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89 degrees 15' East 193.15 feet to a 5/8" iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427 as follows: South 0 degrees 15' 30" West 253.54 feet, South 1 degree 10' 00" East, 490.17 feet to the point of beginning.

**PARCEL 2:**

A tract of land situated in Government Lot 22 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that tract of land described in deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as Parcel 2, more particularly described as follows:

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap on the South line of said Section 6, from which the South 1/4 corner of said Section 6 bears North 89 degrees 37' 55" East 361.31 feet; thence South 89 degrees 37' 55" West, along said South line, 225.00 feet to 1 inch pipe on the Easterly right of way line of Modoc Point Road; thence North 01 degrees 10' 25" West, along said right of way line, 388.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence North 89 degrees 38' 18" East 225.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence South 01 degrees 10' 25" East 387.97 feet to the point of beginning with bearings based on the North line of the tract described in said deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as being North 89 degrees 44' 16" East.

**STATE OF OREGON: COUNTY OF KLAMATH: ss.**

Filed for record at request of Ameri title the 19th day  
of June A.D., 1996 at 9:01 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 18192.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *Bernetha G. Letsch*