

After recording return to:  
Douglas P. Cushing  
1000 Oregon National Building  
610 SW Alder Street  
Portland, OR 97205

Mail tax statements to:  
W. Don Miller  
c/o William Southwell  
210 Farley Building  
2400 SW Fourth Ave.  
Portland, OR 97201

*K-49045*

**BARGAIN AND SALE DEED**

John R. Lewis, Claiming Successor in the Small Estate of Marilyn M. Lewis, Grantor, conveys to John R. Lewis and Melinda Lee Hanson, Grantees, each as to an undivided one-fourth interest as tenants in common in that real property situated in Klamath County, State of Oregon, described as follows:

That certain part of Lot eighteen (18) of Section twenty (20) of Township thirty-five (35) South, of Range seven (7) East Willamette Meridian, described as follows:

Commencing at a point seven hundred (700) feet east of the Southwest corner of said Lot eighteen (18), thence east along the south line of said lot eighteen (18) a distance of two hundred (200) feet; thence north at right-angles to the Williamson River; thence northwesterly along the bank of said Williamson River to a point directly north of and at right-angles to the south line of said Lot eighteen (18) which is directly opposite to the point of beginning; thence south to the point of beginning.

Also,

That part of Lot twenty-three (23) of said Section twenty (20) Township thirty-five (35) South of Range seven (7) East Willamette Meridian, directly south of the above described land and described as follows: Commencing at a point seven hundred (700) feet east of the Northwest corner of said Lot twenty-three (23) which is common with the point of beginning with the above described parcel of land; thence east along the North line of said Lot twenty-three (23) a distance of two hundred feet (200); thence at right- angles south a distance of sixty-four and 51.100 (64.51) feet; thence Northwesterly to the point of beginning.

Subject to Exceptions on Exhibit A attached hereto.

**EXHIBIT A****Exceptions:**

1. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Williamson River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
2. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Williamson River.
3. Reservations, including the terms and provisions thereof as contained in the Deed from General Sand and Gravel Company to W.W. Southwell, recorded April 21, 1936, in Volume 106 page 291, Deed records of Klamath County, Oregon.

All of the said land being a part of Section twenty (20) situated on the South Bank of the Williamson River and containing on acre more or less.

SUBJECT TO property taxes or assessments due to Klamath County, Oregon.

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.

The true and actual consideration for this conveyance consists of estate assets distributed in accordance with the Affidavit of Claiming Successor, Probate Number SE2525, Clackamas County Circuit Court, Oregon, filed August 11, 1995.

DATED this 16 day of Feb, 1996.

John R. Lewis  
John R. Lewis  
Claiming Successor

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

On this day personally appeared before me John R. Lewis known to me known to be the individual(s) describe in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26<sup>th</sup> day of Feb, 1996.



Douglas P. Cushing  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

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STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the 26th day  
of June A.D. 1996 at 11:16 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 18676  
By Bernetha G. Letsch, County Clerk

FEE \$40.00