

K-48782
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that STEPHEN D. TETZ and CAROL L. TETZ, husband and wife, Grantors, for good and valuable consideration, do hereby bargain, grant, and convey to HOWARD Z. RONDEAU and ORTON RONDEAU, each as to an undivided $\frac{1}{2}$ interest, Grantees, the following described real property:

The East $\frac{1}{2}$ Southeast $\frac{1}{4}$ of Section 36, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon. (Coke 33 Map 3811 TL 7600 Key #436456)

Subject to and excepting:

Roads and highways and the right of the public therein.

Subject to rules and regulation of Fire Patrol District.

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.

Until further notice, all tax statements should be forwarded to the following address:

Howard Z. Rondeau
Orton Rondeau
PO Box 344
Lakeside OR 97449

After Recording, return to:

Stephen H. Miller
PO Box 5
Reedsport OR 97467

1 - BARGAIN AND SALE DEED
REAL/BSDRON.SAM

COMMERCIAL TITLE CO.
P.O. BOX 1325
ROSEBURG, OR 97470

Courtesy

The right to remove danger trees, including the terms and provisions thereof, granted to the United States of America (Bonneville Power Administration) by Transmission Line Easement recorded January 12, 1967 in Book M-67 at page 289.

Terms and provisions of that certain electric transmission line easement granted to Portland General Electric Company recorded December 18, 1967 in Book M-67 at page 9891.

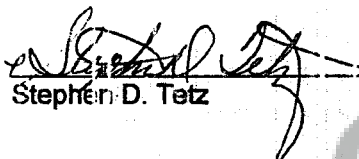
Easement, including the terms and provisions thereof:

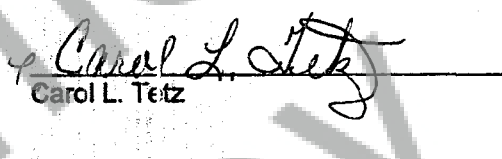
For: Right of way 144 feet in width for electric transmission and distribution lines

Granted to: Pacific Power & Light Company, a corporation

Recorded: October 26, 1979 Book: M-79 Page: 25309

DATED this ____ day of May, 1996.


Stephen D. Tetz


Carol L. Tetz

STATE OF CALIFORNIA)
) ss.
County of _____)

On this ____ day of May, 1996, personally appeared before me the above-named STEPHEN D. TETZ and CAROL L. TETZ, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed, and that the foregoing recital of consideration is true as they verily believe.

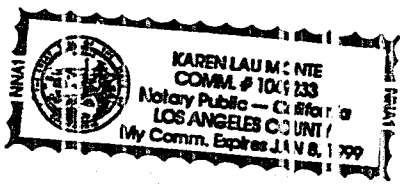
NOTARY PUBLIC FOR CALIFORNIA

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On June 17, 1996 before me, Karen Lau Monte, Notary Public
personally appeared Stephen D. Tetz and Carol L. Tetz
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
Name(s) of Signer(s)

☒ personally known to me - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Karen Lau Monte
Signature of Notary Public

OPTIONAL

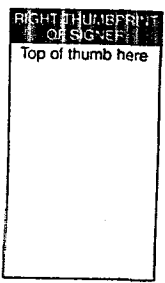
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Individual	<input type="checkbox"/> Individual
<input type="checkbox"/> Corporate Officer	<input type="checkbox"/> Corporate Officer
Title(s): _____	Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney-in-Fact	<input type="checkbox"/> Attorney-in-Fact
<input type="checkbox"/> Trustee	<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____



Signer Is Representing: GAY FIELDS
DOUGLAS COUNCIL CLERK
BY [Signature]

Signer Is Representing: _____

STATE OF OREGON: COUNTY OF Klamath: ss.

Filed for record at request of Klamath County Title the 28th day of June A.D., 19 96 at 11:24 o'clock AM. and duly recorded in Vol. M96 of Deeds on Page 19314.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]