## '96 JUE 31 A9:04

RETURN TO:

Andrew C. Brandsness
411 Pine Street
Klamath Falls, OR 97601

TAX STATEMENTS TO:

Raury A. Nielsen
9004 Highway 39
Klamath Falls, OR 97603

## -BARGAIN AND SALE DEED-

Daniel H. Nielsen, Grantor, conveys to Raury A. Nielsen, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is dissolution of marriage.

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.

DATED this 29 day of

1996.

Daniel H. Nielsen

STATE OF OREGON

ss.

Haly 29, 1996.

County of Klamath

Personally appeared the above named Daniel H. Nielsen and acknowledged the foregoing instrument to be his voluntary act. Before me:

OFFICIAL SEAL
DIAME BOXZGOZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 082179
MY COMMISSION EXPIRES MAR. 14, 2000

Notary Public for Oregon
My Commission expires: 3/14/2000

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## EXHIBIT "A"

All that portion of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25, Township 39 south, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of the SE ½ of the SE ½ of Section 25; thence South 89 degrees 57' West 260 feet; thence South 128 feet; thence North 89 degrees 57' East 260 feet to the East line of Section 25; thence North along the section line 128 feet to the point of beginning.

SAVING AND EXCEPTING a strip of land 50 feet wide along the East side heretofore conveyed for highway purposes recorded in Book 132 at Page 431, Deed Records of Klamath County, Oregon.

STATE OF OREGON	COUNTY OF KLAMA	ATH: ss.				
Filed for record at re-	quest ofAndrew_	C. Brandsnes	is	the	31st	dav
of July		at <u>9:04</u> eeds	_ o'clockAM., and d on Page 23120		Vol. <u>M96</u>	
FEE \$35.00			Bernetha G. Letsch By	h County Cle	rk as	