

22868

BARGAIN AND SALE DEED

Vol 196 Page 24323

KNOW ALL MEN BY THESE PRESENTS, That CLOVE -R TRUST, trust #553-64-6605, hereinafter called grantor,

J.M. BREITBARTH trustee

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT ALLEN MC COY AND ROBIN DELANA MC COY, husband and wife 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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

\*\*\*PAID TO AN ACCOMADATOR PURSUANT TO A 1031 EXCHANGE.

(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 \$ 99,500.00 \*\*\*

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 6th day of August, 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.

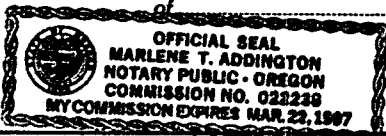
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

J.M. BREITBARTH, TRUSTEE

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 6, 1996, by J.M. BREITBARTH, TRUSTEE, CLOVE-R TRUST, trust #553-6406605

This instrument was acknowledged before me on , 19 , by as of



Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-22-97

J.M. BREITBARTH, TRUSTEE  
CLOVE-R TRUST

Grantor's Name and Address

ROBERT ALLEN & ROBIN DELANA MC COY

Grantee's Name and Address

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

Grantee's  
15007 Clover Creek Rd.  
Klamath Falls, OR 97601

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

to share

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

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 affixed.

NAME

TITLE

By Deputy

96 AUG -8 P3:41

A tract of land situate in the NW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, from which the Southeast corner of the NE 1/4 of the NW 1/4 of said Section 31 bears South 0 degrees 21' 40" East 648.11 feet distant; thence South 43 degrees 08' West 1012.81 feet to the Northeastly right of way of the Clover Creek Road; thence South 46 degrees 52' East along said right of way 200.00 feet; thence North 43 degrees 08' East 802.02 feet to the East line of said Northwest quarter; thence North 0 degrees 21' 40" West 290.57 feet more or less, to the point of beginning.

CODE 21 MAP 3908-31BO TL 2200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of August A.D., 19 96 at 3:41 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 24323.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]