

22970 MTC 30312 MS

BARGAIN AND SALE DEED

Vol. 196 Page 24559

KNOW ALL MEN BY THESE PRESENTS, That

AAA PROPERTY MANAGEMENT, INC., an Oregon corporation

, hereinafter called grantor,

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

DIANE E. STEVENSON, a single person

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 \$

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 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 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.

AAA PROPERTY MANAGEMENT, INC., an Oregon corporation

by: DIANE E. STEVENSON, President

See attached notary acknowledgment

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by

This instrument was acknowledged before me on August , 1996 ,

by DIANE E. STEVENSON

as PRESIDENT

of AAA PROPERTY MANAGEMENT, INC.

Notary Public for Oregon

My commission expires

AAA PROPERTY MANAGEMENT, INC.

Grantor's Name and Address

DIANE E. STEVENSON

Grantee's Name and Address

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

DIANE E. STEVENSON

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

DIANE E. STEVENSON

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

CORPORATE ACKNOWLEDGMENT

State of Oregon ss.
 County of Clatsop

On this the 9th day of August, 19 96
 before me, Kristi L. Redd
Name of Notary Public

the undersigned Notary Public, personally appeared
DIA NE STEVENSON & NIEL HEUALLEN
Name(s) of Signer(s)

☒ personally known to me - OR -
☐ proved to me on the basis of satisfactory evidence
 to be the person(s) who executed the within instrument as

President & Secretary
Corporate Title(s) of Signer(s)

on behalf of the corporation therein named, and acknowledged
 to me that the corporation executed it.
 Witness my hand and official seal.



Kristi L. Redd
Signature of Notary Public

OPTIONAL

Though the information in this section 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: _____

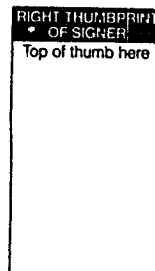


EXHIBIT "A"
LEGAL DESCRIPTION

24560

Parcel 1:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66 degrees 39' 30" West a distance of 74.72 feet from the Northeast corner of said Tract 2A; thence North 66 degrees 39' 30" West along the Northerly line of Tracts 2A and 1 a distance of 68.24 feet; thence South 24 degrees 38' 57" West a distance of 94.71 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence North 24 degrees 38' 57" East a distance of 95.71 feet to the point of beginning.

Parcel 2:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 66 degrees 39' 30" West a distance of 155.46 feet and South 38 degrees 48' 28" West a distance of 94.97 feet from the Northeast corner of said Tract 1; thence South 38 degrees 48' 28" West a distance of 135.79 feet; thence South 74 degrees 37' East a distance of 119.71 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence North 65 degrees 21' 03" West a distance of 84.92 feet to the point of beginning.

Parcel 3:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 182.59 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 69.09 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence South 24 degrees 38' 57" West a distance of 101.28 feet to the point of beginning.

Parcel 4:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 1, said point being North 66 degrees 39' 30" West a distance of 64.76 feet from the Northeast corner of said Tract 1; the said point also being North 66 degrees 39' 30" West a distance of 142.96 feet from the Northeast corner of Tract 2A "HOMEDALE"; thence North 66 degrees 39' 30" West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South 38 degrees 48' 28" West a distance of 94.97 feet; thence South 65 degrees 21' 03" East a distance of 113.91 feet; thence North 24 degrees 38' 57" East a distance of 94.71 feet to the point of beginning.

EXHIBIT "A"
LEGAL DESCRIPTION

24561

- continued -

PARCEL 5:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road a distance of 13.17 feet; thence North 65 degrees 21' 03" West a distance of 90.03 feet; thence South 24 degrees 38' 57" West a distance of 78.97 feet to the point of beginning.

PARCEL 6:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A to the true point of beginning, being on the West boundary line of Homedale Road; thence North 00 degrees 20' East along the West boundary of Homedale Road to a point lying South 00 degrees 20' West 92.88 feet from the Northeast corner of said Tract 2A, said point also being the Southeast corner of that certain parcel of land conveyed to Leonard A. Howell, Jr., et ux, by Volume M77, page 22556, Microfilm Records of Klamath County, Oregon, thence Northwesterly along the South line of said Deed Volume M77, page 22556, to the Southwest corner thereof; thence Southeasterly to the point of beginning.

EXHIBIT "A"
LEGAL DESCRIPTION

24562

Parcel 7:

- continued -

The West 90 feet (as measured along and at right angles to the South line) of the following parcel;

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue which lies South 0 degrees 10' East along the section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less, to point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of Southwesterly line of Klamath Irrigation District Lateral A-3-F, together with a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of Aug A.D. 19 96 at 3:55 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 24559

FEE \$50.00

Bernetha G. Letsch County Clerk
By [Signature]