

NA
23788

BARGAIN AND SALE DEED

Vol. m96 Page 26299KNOW ALL MEN BY THESE PRESENTS, That Laura Lee Western, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Robert W. Western, 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:

Beginning at the Northwesternly corner of Tract 36, HOMEDALE a
platted subdivision of Klamath County, Oregon; thence South 89° 48' East,
along the North line of said Tract 36, a distance of 90.0 feet; thence
South 0° 24' West, parallel to the West line of said Tract, a distance
of 104.52 feet; thence South 46° 30' West, a distance of 49.82 feet,
more or less, to the Southwesterly boundary of said Tract; thence
North 43° 30' West, 78.5 feet, to the Southwesterly corner of said Tract;
thence North 0° 24' East along the West boundary of said Tract 36,
a distance of 82.23 feet to the point of beginning; being a portion
of Tract 36, HOMEDALE.

EXCEPTING THEREFROM the Easterly 15 feet at the northern boundary,
and continuing South on a straight line for a distance of 116.52 feet.

or otherwise known as 4710 Hilyard, Klamath Falls, Oregon 97603

(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.

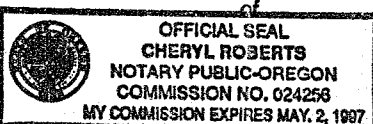
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 15 day of November, 1995;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized 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.

Laura Lee WesternSTATE OF OREGON, County of Klamath ss. Nov. 15, 1995This instrument was acknowledged before me on Nov. 15, 1995by Nov. 15, 1995This instrument was acknowledged before me on Nov. 15, 1995by Nov. 15, 1995as Nov. 15, 1995

Cheryl Roberts
Notary Public for Oregon
My commission expires May 2, 1997

Laura Lee Western
12585 E. Gettysburg
Sanger, California 93657
Grantor's Name and Address

Robert W. Western
1403 Kane Street
Klamath Falls, Oregon 97603
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Robert W. Western
1403 Kane Street
Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
Robert W. Western
1403 Kane Street
Klamath Falls, Oregon 97603

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
26th day of August, 1996,
at 11:18 o'clock A.M., and recorded
in book/reel/volume No. N96 on
page 26299 or as fee/file/instru-
ment/microfilm/reception No. 23788,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By Cheryl Roberts Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

96 AUG 26 AM 1:18