

NA

24742

K-48782  
BARGAIN AND SALE DEED

Vol. 196 Page 28486

KNOW ALL MEN BY THESE PRESENTS, That Tim McAuliffe

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Patrick McAuliffe and Cheryl Newell, not as tenants in common but with rights of survivor- hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the ship tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A tract of land situated in the E½SE¼NE¼ of Section 26, T. 39 S. R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a spike in the County Road on the East ¼ corner of said Section 26; thence N. 0°16' E. along the East line of said Section 26 a distance of 267.0 feet; thence West parallel with the East-West centerline of said Section 26 a distance of 30.0 feet to an iron pin on the West boundary of the County Road; thence continuing West a distance of 632.35 feet to an iron pin on the East bank of K.I.D. drain 1-C; thence S.0°55' E. along the East bank of said drain a distance of 267.1 feet to an iron pin on the East-West centerline of said Section 26; thence East along said centerline a distance of 626.85 feet to iron pin on the West boundary of the County Road; thence continuing East a distance of 30.0 feet, more or less, to the point of beginning.

Also, a Tract of land in the E½NE¼ of Section 26, T. 39 S. R. 9 E.W.M., described as follows: Beginning at a spike in the County Road on the East quarter corner of said Section; thence North 0°16' E. along the East line of said Section 267 feet; thence West parallel with the East-West centerline of said Section, 30 feet to an iron pin on the West boundary of the County Road; thence North a distance of 25 feet; thence West a distance of 632.55 feet to the East bank of K.I.D. drain 1-C; thence South 0°55' W. 25 feet; thence East 632.35 feet to the point of beginning.

Excepting the Life Estate of Lois E. McAuliffe which was reserved in that deed recorded in M-95 on page 10317.

(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 \$ None

⓪ 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). ⓪ (The sentence between the symbols ⓪, 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 10th day of September, 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.

Tim McAuliffe

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on September 10th, 1996,

by Tim McAuliffe

This instrument was acknowledged before me on , 19 ,

by

as



OFFICIAL SEAL  
TRUDIE DURANT  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 027878  
MY COMMISSION EXPIRES SEP. 30, 1997

Trudie Durant

Notary Public for Oregon

My commission expires

Tim McAuliffe

Grantor's Name and Address

Patrick McAuliffe, et al

Grantee's Name and Address

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

Lois E. McAuliffe  
8526 Homedale  
Klamath Falls, Oregon 97603

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

Lois E. McAuliffe  
8526 Homedale  
Klamath Falls, Oregon 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of September, 1996, at 3:26 o'clock P.M., and recorded in book/reel/volume No. M96 on page 28486 or as fee/file/instrument/microfilm/reception No. 24742, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Newell Deputy

96 SEP 10 P3:26