

25003

BARGAIN AND SALE DEED

Vol. ma Page 29010

KNOW ALL MEN BY THESE PRESENTS, That DAVID WILLIAM MATHES, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN W. MATHES and PATSEY M. MATHES, 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:

The E 1/2 of the SW 1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Oregon, EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed recorded July 6, 1912, in Volume 37 Page 417, Deed Records of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

All contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all right of way for roads, ditches, canals and conduits, if any there may be.

Rights of the public in and to that portion of the herein described property lying within roads and highways.

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 GIFT.

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.

In Witness Whereof, the Grantor has executed this instrument this 13<sup>th</sup> day of September, 1996.

David William Mathes  
DAVID WILLIAM MATHES

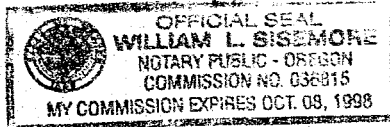
STATE OF OREGON            )  
  ) SS  
County of                    )

This instrument was acknowledged before me on September 13, 1996, by DAVID WILLIAM MATHES.

William L. Sisemore  
Notary Public for Oregon  
My Commission Expires: Oct 08, 1998

After recording & tax statements to:

Mr. & Mrs. John W. Mathes  
3226 Patterson Street  
Klamath Falls, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John W Mathes the 13th day of September A.D., 19 96 at 3:43 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 29010

FEE \$30.00

Bernetha G Letsch, County Clerk  
By Cheryl L. Lusk

96 SEP 13 P3:43