

NA

25035

BARGAIN AND SALE DEED  
K48782Vol. m96 Page 29028

KNOW ALL MEN BY THESE PRESENTS, That Keith E. McClung and  
Beverly J. McClung, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Bruce Polley and Karen Polley, 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:

An undivided  $\frac{1}{2}$  of our  $\frac{1}{2}$  interest in and to the following described real property:

See Exhibit A attached

96 SEP 16 AM 10:04

(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        day of September, 19 96;  
 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. THE PERSON ACQUIRING FEE  
 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.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on September, 19 96,  
 by Keith E. McClung and Beverly J. McClung

This instrument was acknowledged before me on       , 19       ,  
 by       

as       



OFFICIAL SEAL  
 TRUDIE DURANT  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 027875  
 MY COMMISSION EXPIRES SEP. 30, 1997

Trudie Durant

Notary Public for Oregon

My commission expires       

Keith E. McClung et al

Grantor's Name and Address

Bruce Polley et ux

Grantee's Name and Address

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

Bruce Polley and Karen Polley

27845 S.W. Ladd Mill Rd.

Sheepwood, Oreg. 97140

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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of        ) ss.

I certify that the within instru-  
 ment 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/instru-  
 ment/microfilm/reception No.       ,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

NAME

TITLE

By        Deputy

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

29079

PARCEL 1:

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0°15' West 30 feet and South 89°39'20" West 981.75 feet distant; thence North 0°15' East 258.10 feet to a point; thence North 74°03'25" West 185.31 feet to a point; thence West 414.09 feet to a point on the Easterly right of way line of U.S. Highway 97; thence along said Easterly right of way line South 3°37'45" East 171.33 feet to a point; thence South 8°35'45" West 143.25 feet to a point; thence North 89°39'20" East 601.72 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel situate in the SW¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 258 feet East of Section corner common to Sections 19, 20, 29 and 30, to the point of beginning; thence East 720 feet, more or less, thence North 30 feet; thence West 720 feet, more or less; thence South 30 feet to the point of beginning; EXCEPTING that portion deeded to State Highway Commission in Deed Volume 302 at page 147, Deed records of Klamath County, Oregon and corrected in Volume 304 at page 47, Deed records of Klamath County, Oregon.

PARCEL 3:

A parcel of land situate in the SW¼ of Section 20, Township 38 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 from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39'20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05'30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right the chord of which bears North 41 degrees 14'05" West 59.00 feet to a point; thence South 60 degrees 03'00" West 128.75 feet to a point; thence West 521.38 feet to a point on the Easterly right of way line of U. S. Highway 97; thence along said Easterly right of way line South 8 degrees 35'45" West 91.22 feet and South 3 degrees 37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74 degrees 03'25" East 185.31 feet, more or less to the point of beginning.

PARCEL 4:

A parcel of land situate in the SW¼ of Section 20, Township 38 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 which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29, and 30 of above mentioned township and range; thence Northerly and parallel to the section line between Sections 19, and 20 a distance of 360 feet; thence North 75° East 285 feet, more or less, to the center line of state highway; thence southeasterly along the center line of state highway 193 feet; thence southerly along center line of said state highway 260 feet, more or less, to an intersection of Van Ness Avenue in Lakeview Addition to the City of Klamath Falls, Oregon, and A street in North Klamath Falls Addition to the City of Klamath Falls, Oregon, with the center line of the state highway; thence in a westerly direction along the North boundary line of A street (now known as Van Ness Avenue) a distance of 346 feet to the point of beginning. All being in Sec. 20, Township 38 South, Range 9 East of the Willamette Meridian, less portions heretofore conveyed for road purposes and less portions contained in State Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 16th day  
of September A.D. 19 96 at 11:04 o'clock AM. and duly recorded in Vol. M96  
of Deeds on Page 29078

Bernetha G Letsch, County Clerk

By Cheryl Russell

FEE \$35.00