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25772

MTC 306701

BARGAIN AND SALE DEED

Vol.

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30614



KNOW ALL MEN BY THESE PRESENTS, That Albert H. Stone & Barbara M. Stone, Trustees of The Stone Family Trust u.a.d. February 6, 1990, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EVERETT R. STONE

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:

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe driven in the ground in the Northerly boudnary of the right of way of the Klamath Falls-Lakeview Highway as the same is now located and constructed, 1055.9 feet Northwesterly from an iron pipe which marks the Southwesterly corner of the Mount Calvary Cemetery as shwon by the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, and from which point of beginning the Southeasterly corner of the said Section 8 bears South 54° 30' East 2744.1 feet distant; thence continuing Northwesterly along the Northerly boundary of the said Klamath Falls-Lakeview Highway 200 feet more or less to the true point of beginning of this description, said true point of beginning also being the Southwest corner of that parcel of alnd conveyed by Deed recorded August 10, 1945, in Book 179 at page 9; thence North 8° 50' East, 225.9 feet, more or less, to a point, said point also being the Northwest corner of said property conveyed by Deed recorded August 10, 1945, in Book 179 at page 9; thence North 70° 48' West, 290 feet, more or less, to the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ 162.5 feet to the Northerly right of way line of said Klamath Falls-Lakeview Highway; thence South 65° 48' East along the Northerly right of way line of said Klamath Falls-Lakeview Highway 310 feet to the true point of beginning.

(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 \$ 1.00

⊙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 26 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.

THE STONE FAMILY TRUST u.a.d. February 6, 1990

by: Albert H. Stone, Trustee
by: Barbara M. Stone, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on September 26, 1996,

by ALBERT H. STONE & BARBARA M. STONE

as TRUSTEES

of THE STONE FAMILY TRUST u.a.d. February 6, 1990



Dawn Schooler
Notary Public for Oregon
My commission expires 12/20/98

THE STONE FAMILY TRUST

9907 HWY 140 E

KLAMATH FALLS OR 97603

Grantor's Name and Address

EVERETT R. STONE

438 Washington

Klamath Falls, OR. 97601

Grantee's Name and Address

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

EVERETT R. STONE

438 Washington

Klamath Falls, OR. 97601

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

EVERETT R. STONE

438 Washington

Klamath Falls, OR. 97601

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 26th day of Sept., 1996, at 3:32 o'clock P.M., and recorded in book/reel/volume No. M96 on page 30614 or as fee/file/instrument/microfilm/reception No. 25772, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Rose Deputy