

NA

28319

BARGAIN AND SALE DEED

Vol. 1996 Page 35865

KNOW ALL MEN BY THESE PRESENTS, That M. G. Burk aka Milburn Burk and Winifred Burk, Stanley C. Masten and Patricia A. Masten, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Patrick W. Kelly and Cynthia A. Kelly, 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:

A tract of land situated in the SE1/4 of Section 9, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of that tract of land conveyed to Klamath County School District described in Volume M-69 on page 455 of the Klamath County Deed Records and the West line of Carroll Avenue, from which the East 1/4 corner of said Section 9 Bears S. 14°46'22" E. 117.30 feet; thence N. 89°40'10" W. along the North line of said Tract of land, 122.44 feet; thence N. 02°01'13" E. along the fence line, 212.21 feet; thence S. 74°39'31" E. along the fence line, 119.41 feet, to the West line of Carroll Avenue; thence S. 00°03'44" W. 181.19 feet to the point of beginning, containing 23,420 square feet, with bearings based on record of Survey No. 1327.

P2:54

14

(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. 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.

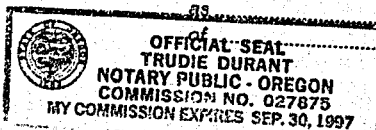
In Witness Whereof, the grantor has executed this instrument this November 19, 1996, day of November, 1996, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEEDBACK 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.

M. G. Burk aka Milburn Burk by Patricia A. Masten  
Winifred Burk by Patricia A. Masten, Guardian  
Patricia A. Masten, Guardian  
Stanley C. Masten

STATE OF OREGON, County of Klamath ss. Patricia A. Masten

This instrument was acknowledged before me on November 19, 1996, by Stanley C. Masten and Patricia A. Masten, individually and by Attorney in Fact for M. G. Burk and Guardian for Winifred Burk.



Trudie Durant  
Notary Public for Oregon  
My commission expires

M. G. Burk et al

Grantor's Name and Address

Patrick W. Kelly and  
Cynthia A. Kelly

Grantee's Name and Address

Patrick W. and Cynthia A. Kelly  
P.O. Box 333  
Bonanza, Or. 97623

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

Patrick W. and Cynthia A. Kelly  
P.O. Box 333  
Bonanza, Or. 97623SPACE 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 14th day of November, 1996, at 2:54 o'clock P.M., and recorded in book/reel/volume No. M96 on page 35865 or as fee/file/instrument/microfilm/reception No. 28319, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Barnetha G. Letsch, Co. Clerk

By Kethleen Ross Deputy