

BARGAIN AND SALE DEED

Vol. 1796 Page 36662KNOW ALL MEN BY THESE PRESENTS, That WENDELL L. WELCOMEfor the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL WELCOME, hereinafter called grantor,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 one-half (1/2) interest as tenant in common of the following property:

23-10-18-C-0300

23-9-13-DO-3000

23-9-13-DO-2700

See Exhibit "A" attached.

(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 in-home care and support.

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 5th 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.

Wendell L. Welcome
WENDELL L. WELCOMESTATE OF OREGON, County of DeschutesThis instrument was acknowledged before me on Sept. 5, 1996, by Wendell L. Welcome

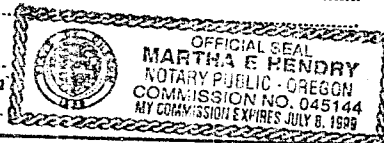
This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

My commission expires 7899

Notary Public for Oregon



WENDELL L. WELCOME

P.O. Box 1351

LaPine, OR 97739

GRANTOR'S NAME AND ADDRESS

MICHAEL WELCOME

P.O. Box 863

LaPine, OR 97739

GRANTEE'S NAME AND ADDRESS

After recording return to:

LISA N. BERTALAN, ATTORNEY AT LAW
40 NW GREENWOOD

BEND OR 97701

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

WENDELL L. WELCOME

P O BOX 1351

LaPINE OR 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument 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/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

96 NOV 21 P 2:09

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EXHIBIT "A"

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast Quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 100 feet to the point of beginning.

ALSO, starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

TOGETHER WITH Easement recorded in Deed Volume 362 at Page 195, as follows: The privilege of ingress and egress for roadway purposes over, upon and across, the Westerly twenty (20) feet of the following described real property: Beginning at the Northeast corner of the SE1/4SE1/4 thence South along the East line of the Section a distance of one hundred ten feet, all of said property being in Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, including the terms and provisions thereof, dated October 2, 1952, recorded January 2, 1953 in Volume 258, Page 419, in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, for transmission and distribution of electricity over the SE1/4 of Section 13.

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTION from the above described property any rights of way of ditches, laterals, canals and roadway.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: acreage and use limitations under provision of the U. S. Statutes and regulations issued thereunder; Grant of Right of Way, between Frank Rojka and Josephine Rojka, h & w, dated 9-24-28, recorded 10-10-28 in Deed Volume 82 page 359, records of Klamath County,

Bryant Lovlien & Jarvis
ATTORNEYS AT LAW

40 N.W. Greenwood • P.O. Box 1151 • Bend, Oregon 97709-1151 • (541) 382-4331 • Fax (541) 389-3386

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Oregon and Provisions and Restrictions as set out in deed from Harold J. Eade & Marie M. Eade, h & w, to State of Oregon by and through its Highway Commission, dated 7-24-52, recorded 8-4-52 in Deed Vol. 256, page 119, records of Klamath County, Oregon.


STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lisa N. Bertalan the 21st day
of November A.D., 1996 at 2:09 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 36662.

FEE \$40.00

Bernetha G. Letsch County Clerk

By Kathleen Ross

Bryant Lowkin  Jarvis

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