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29104

MTG 40010 KR

BARGAIN AND SALE DEED

Vol. 174, Page 469

KNOW ALL MEN BY THESE PRESENTS, That MILDRED GRAY

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JAMES T. EVATT
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:

SEE EXHIBIT "A" ATTACHED

NOV 29 P 1:01

(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 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 25th 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 author-
ized to do so by order of its board of directors.

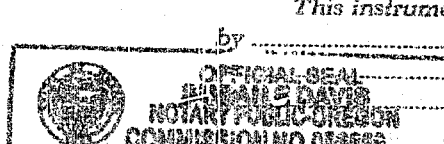
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

Mildred Gray
MILDRED GRAY

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 25, 1996
by Mildred Gray

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



Susan E. Davis
Notary Public for Oregon

My commission expires August 18, 2000

MILDRED GRAY
2555 Vine Street
Klamath Falls, Or 97601
Grantor's Name and Address
JAMES T. EVATT
P.O. Box 1650
Canovana, Puerto Rico 00729
Grantee's Name and Address
After recording return to (Name, Address, Zip):
JAMES T. EVATT
P.O. Box 1650
Canovana, Puerto Rico 00729
Until requested otherwise send all but statements to (Name, Address, Zip):
NO CHANGE

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 lee/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"
LEGAL DESCRIPTION

Those portion of TRACT NO. 26 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said TRACT 26 of KIELSMEIER ACRE TRACTS; thence West along the South line of said Tract, 132 feet; thence North and parallel with the East line of said Tract, 77 feet, more or less, to the South line of the North half of said Tract; thence East along said South line 132 feet to the East line of said Tract; thence South along said East line 77 feet, more or less, to the point of beginning.

ALSO, beginning at the Southwest corner of TRACT 26 of KIELSMEIER ACRE TRACTS, according to the duly recorded plat thereof; thence North 77 feet; thence East 176.3 feet, more or less, to the Northwest corner of the property deeded to W. W. Winningham and Gertrude E. Winningham, husband and wife, by deed recorded in Book 107, page 446, Deed Records of Klamath County, Oregon; thence South along the West side of said property 77 feet to the South line of said Tract; thence West along the South line of said Tract 26 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of November A.D., 19 96 at 1:01 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 37469.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Heston Reese