

30005

BARGAIN AND SALE DEED

Vol. m96 Page 39029

KNOW ALL MEN BY THESE PRESENTS, That WOODROW W. CAVE AND ROBERTA E. CAVE
HUSBAND AND WIFE

for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto LYNDA MARIE BAKER, 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:

PLEASE SEE ATTACHED EXHIBIT "A" AND "B"

36 DEC 16 P 3:22

(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 \$ 65000.00.
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 13 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.

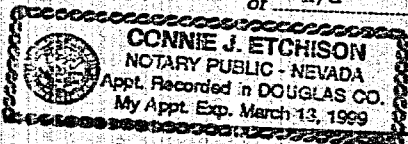
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Woodrow W. Cave
Roberta E. Cave

NEVADA, KL
STATE OF OREGON, County of Carson City) ss.

This instrument was acknowledged before me on November 13, 1996, by WOODROW W. CAVE AND ROBERTA E. CAVE

This instrument was acknowledged before me on November 13, 1996, by n/a as n/a of n/a



Connie J. Etchison
My commission expires 3/13/99 Notary Public for Oregon

WOODROW AND ROBERTA CAVE

Grantor's Name and Address
LYNDA MARIE BAKER

Grantee's Name and Address
LYNDA MARIE BAKER

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

LYNDA MARIE BAKER
9375 HWY 39
KLAMATH FALLS, OR 97603

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

LYNDA MARIE BAKER
9375 HWY 39
KLAMATH FALLS, OR 97603

SPACE IS SERVED
FOR
RECORDING'S USE

STATE OF OREGON,
County of CLATSOP) ss.

I certify that the within instrument was received for record on the 13 day of NOVEMBER, 1996, at 10 o'clock AM, and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/recaption No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described parcel of land lying Easterly of the Burlington Northern Railroad in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

All of Government Lots 2, 3, 4 and Government Lot 10 lying North of the Lost River and the W 1/2 of the NW 1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon not already conveyed to the United States for canals and drains and which is situated North of a line beginning at a point on the center line of the County Road, and North 428.9 feet of the quarter corner on the West side of said Section 31, and running thence North 89 degrees 45' East 1660 feet to the West edge of the U.S.R.S. Drain Ditch; thence South 300 feet; thence North 89 degrees 45' East 760 feet, more or less, to the meander line of Lost River. ALSO that portion of the NW corner of Government Lot 9 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which adjoins Government Lot 10 on the West side of the river.

EXCEPTING THEREFROM any portion lying within the right of way of the Great Northern Railway Company.

BARGAIN AND SALE
EXHIBIT "B" MADE A PART OF // // DEED

Together with a non-exclusive easement for ingress and egress over and across Grantors remaining real property being an extension of Roberta Drive. At such time as Grantor shall partition the real property ~~over which the easement exists~~ make other changes // they shall have the right to relocate the easement.

Grantee agrees as to such time that Roberta Drive is improved that Grantee will maintain the easement at his sole cost and expense. Grantee agrees to maintain liability insurance for the benefit of Grantor for any damages occasioned by the use of the easement.

Further in the event Grantee discontinues use of the easement for a period of time in excess of six months the easement shall revert to the Grantor.

Woodrow W. Cary Theresa Marie Cole
Roberta E. Cary

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 16th day
of December A.D. 19 96 at 3:22 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 39029

FEE \$40.00

County Clerk
by Bernetha Letsch

Kathleen Ross