

NA:

30557

BARGAIN AND SALE DEED

Vol. 1796 Page 40228



KNOW ALL MEN BY THESE PRESENTS, That Diane Bettis

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jeffrey Robert Bevis and Teri Loraine Bevis, as to an undivided 1/2 interest \*\*\*

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:

\*\*\* and Jeffrey Robert Bevis, as to a 1/2 interest.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(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 ①, 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 23 day of December, 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.

Diane Bettis

STATE OF OREGON, County of Humboldt ) ss.

This instrument was acknowledged before me on December 23, 1996 by Rebecca Arndt

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

REBECCA ARNDT  
Cumin. #1095919  
NOTARY PUBLIC  
HUMBOLDT COUNTY, CALIFORNIA  
My commission expires Apr. 24, 2000

Rebecca Arndt California  
Notary Public for Oregon

My commission expires Apr 24 2000

Diane Bettis  
P.O. Box 6785  
Eureka, California 95502

Jeffrey R. & Teri L. Bevis  
4723 Oakado Place  
La Canada, California 91011

Diane Bettis  
P.O. Box 6785  
Eureka, California 95502

Jeffrey R. & Teri L. Bevis  
4723 Oakado Place  
La Canada, California 91011

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Humboldt

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

96 DEC 30 AM 10:51

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# EXHIBIT "A" LEGAL DESCRIPTION

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South 80 degrees 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74 degrees 81' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60 degrees 45' 30" East 110.5 feet to a 3/4" galvanized iron pipe; thence North 45 degrees 47' 30" East 42.78 feet to the true point of beginning; thence North 45 degrees 47' 30" East 106.40 feet; thence North 10 degrees 00' 01" West 175.96 feet to a point on the Southerly curved right of way boundary of the Williamson River Drive; thence Northerly along said boundary to the Southwest corner of deed recorded in Volume M74, page 6192, Deed Records of Klamath County, Oregon; thence North 79 degrees 40' 35" East 243.51 feet along the Southerly line of said deed to the Westerly right of way line of Highway 97; thence Southerly along the Westerly right of way line of said highway and the Northerly bank of the Williamson River to its intersection with the Southeast corner of Parcel 2 of deed recorded in Volume M72 page 9500, Deed Records of Klamath County, Oregon; thence North 31 degrees 37' West 130.80 feet to the point of beginning.

EXCEPT that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by deed recorded July 13, 1988 in Volume M88, page 11038, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Diane Bettis the 30th day  
of December 1996 at 10:51 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 40228

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Koon