

NA

30974

BARGAIN AND SALE DEED

Vol. M97 Page 473

KNOW ALL MEN BY THESE PRESENTS, That

Patricia L. Baxter

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Carole B. Williams

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:

That portion of the NW1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Malin Irrigation District lateral, said lateral described as follows:

Beginning 904 feet East of the Northwest corner of NW1/4 SE1/4 of Section 4; thence South 25 degrees East 356 feet; South 3 degrees 45' East 424 feet; South 40 degrees East 441 feet. TOGETHER WITH A 1976 FLEETWOOD MOBILE HOME WHICH IS LOCATED ON THE SUBJECT PROPERTY.

(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 \$ 410,000.

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 6 day of Jan, 1997; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

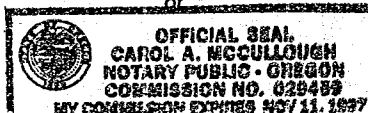
by Patricia L. Baxter

This instrument was acknowledged before me on

by

as

of



My commission expires

Nov 11, 1997

Patricia L. Baxter

Grantor's Name and Address

Carrolle B. Williams

Grantee's Name and Address

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

Carolle B. Williams

30980 Transformer

Malin, OR 97632

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

SAME - NO CHANGE

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of January, 1997, at 3:19 o'clock P.M., and recorded in book/real/volume No. M97 on page 473 or as fee/file/instrument/microfilm/reception No. 30974, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy