

31682

BARGAIN AND SALE DEED

Vol. M97 Page 1953

KNOW ALL MEN BY THESE PRESENTS, That Walter and Dorothy Smith, husband and wife, Trustees c/o Smith Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mary Anne Smith, husband and wife, 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:

PROPERTY LINE ADJUSTMENT 16-96
A tract of land situated in the SE1/4 NW1/4 of section 15, T40S, R13EWM, Klamath County, Oregon, more particularly described as follows:

The easterly 475 feet of the SE1/4 NW1/4 of said section 15, lying westerly of the westerly line of the Langell Valley high line ditch and westerly of the westerly right of way line of Hricziscse Road.

(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 \$ 0 Gift.
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 22 day of JANUARY, 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.

Walter Smith
Dorothy M. Smith

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 22, 1997, by _____

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

as _____ of _____



OFFICIAL SEAL
LEONA M. HUFFMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 042063
MY COMMISSION EXPIRES MAR. 5, 1999

Leona M. Huffman
Notary Public for Oregon
My commission expires March 5, 1999

Walter & Dorothy Smith
12100 W. Langell Valley Rd.
Bonanza, Oregon 97623

Grantor's Name and Address

Brett & Mary Anne Smith
13600 Hricziscse Rd.
Bonanza, Oregon 97623

Grantee's Name and Address

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

Brett & Mary Anne Smith
13600 Hricziscse Rd.
Bonanza, Oregon 97623

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of January, 1997, at 3:33 o'clock P.M., and recorded in book/reel/volume No. M97 on page 1953 or as fee/file/instrument/microfilm/reception No. 31682 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

Fee: \$30.00

97 JAN 22 P3:33