

32085

'97 JAN 30 P2:42

Vol. 177 Page 2818

RETURN TO: Enver Bozgoz 7629 Donegal Avenue Klamath Falls, OR 97603	TAX STATEMENTS TO: Daniel H. Nielsen 7941 Elliott Road Klamath Falls, OR 97603	CLERK'S STAMP:
--	---	----------------

## -BARGAIN AND SALE DEED-

Raury A. Nielsen, Grantor, conveys to Daniel H. Nielsen, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is dissolution of marriage.

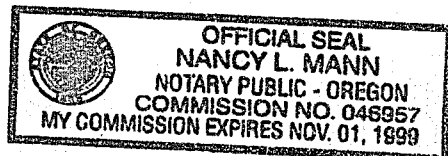
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

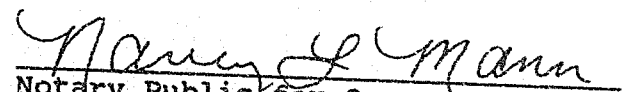
DATED this 29 day of July, 1996.

  
Raury A. Nielsen

STATE OF OREGON                    )  
County of Klamath                ) ss. July 29, 1996.

Personally appeared the above-named Raury A. Nielsen and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
Nancy L. Mann  
Notary Public for Oregon  
My Commission expires: 11-1-99

35-

EXHIBIT "A"  
LEGAL DESCRIPTION

2819

THE Northeast Quarter of the Southwest Quarter and Government Lot 3 in Section 7 in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a portion of Government Lot 3 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more or less described as follows:

Beginning at the Southeast corner of said Government Lot 3; thence West along the South boundary of said Lot 3, 275 feet to a point, thence North at right angles from the South boundary of said Lot 3 to a point on the mean high water line on the Southerly boundary of Lost River; thence Easterly along said mean high water line to a point on the Easterly line of said Lot 3; thence South along the East line of said Lot 3 to the point of beginning, EXCEPTING THEREFROM that portion lying within the County Road.

ALSO EXCEPTING THEREFROM that portion of land situated in Lot 3, Section 7, Township 40 South, Range 10 East of the Willamette Meridian Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the North right of way of the County Road known as the Elliot Road from which the Southeast corner of Lot 3, Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears East 1306.0 feet and South 30.0 feet distant; thence North 10 degrees 10' East along the centerline of an irrigation lateral to the North line of said Lot 3, thence East along the said North line of the said Lot 3, to the mean high water line of Lost River; thence Southeasterly along the mean high water line of Lost River to a point which is due North (measured at right angles to the South line of Lot 3) and 275.0 feet West of the Southeast corner of said Lot 3; thence South to the North right of way of Elliot Road to a point 30.0 feet North and 275.0 feet West of the Southeast corner of said Lot 3; thence West 1031.0 feet along the North right of way of Elliot Road to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Enver Bozgoz the 30th day  
of January A.D., 19 97 at 2:42 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 2818

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kathleen Ross