

32486

BARGAIN AND SALE DEED

Vol. 1797 Page 3239

KNOW ALL MEN BY THESE PRESENTS, That LERNER NANCY L. VIERRA AND LAWRENCE C.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NANCY L. VIERRA 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:

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

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

(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 ©, 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 29 day of OCTOBER, 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.

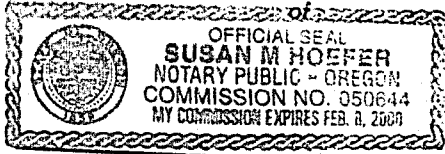
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Nancy L. Vierra
(NANCY L. VIERRA)

Lawrence C. Lerner
(LAWRENCE C. LERNER)

STATE OF OREGON, County of _____) ss.
This instrument was acknowledged before me on _____, 19____,

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



Susan M. Hofer
Notary Public for Oregon

My commission expires 2-8-2000

Grantor's Name and Address
Nancy Vierra
886 Polk Street
Eugene, Oregon 97402

Grantee's Name and Address
as above

After recording return to (Name, Address, Zip):
no change

Until requested otherwise send all tax statements to (Name, Address, Zip):
no change

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, _____) ss.
County of _____

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

97 FEB -6 P3:21

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NW 1/4 and the NE 1/4 of the SE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 01 degrees 00' 51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE 1/4 and the SE 1/4 of said Section 18; thence South 1,200.0 feet along the so called "false 1/16th line" which lies within the NE 1/4 and is East of the common 1/16th line between the NW 1/4 and the NE 1/4 of the SE 1/4 of said Section 18 to the point of beginning; thence West 226.0 feet to a point; thence continuing West 79 feet more or less to the flow line of Crescent Creek; thence Southerly along the flow line of said creek 100 feet more or less to the intersection of the common 1/16th line between the NW 1/4 and the SW 1/4 of the SE 1/4 of said Section 18; thence East .15 feet more or less along said 1/16th line to a point; thence continuing East along same said 1/16th line 297 feet more or less to a point; thence North 95.8 feet more or less along the said "false 1/16th line" near the Easterly edge of the NE 1/4 of the SE 1/4 of said Section 18 to the point of beginning.

PARCEL 2:

An undivided 1/4 interest in and to the following:

A strip of land lying in the SE 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the NW 1/4 corner of SE 1/4 NE 1/4; thence South along the common line between the SW 1/4 NE 1/4 and SE 1/4 NE 1/4, 25 feet to the NW 1/4 corner of that property conveyed to Stewart Laughlin, et ux., in Deed Volume M-66 at Page 1952; thence South 89 degrees 54' 39" East 200.28 feet along the North line of said Laughlin property to a point on the Westerly right of way line of a State Highway; thence Northwesterly along said Westerly right of way line to its intersection with the North line of the SE 1/4 NE 1/4; thence North 89 degrees 54' 39" West along said North line of SE 1/4 NE 1/4 to the point of beginning.

CODE 51 MAP 2407-18AO TL 2400
CODE 51 MAP 2407-18DO TL 4100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of February A.D. 19 97 at 3:21 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 3739

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross