

32737

BARGAIN AND SALE DEED

Vol. 1997 Page 4348

KNOW ALL MEN BY THESE PRESENTS, That LOUISA L. HORTON

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL LEE HORTON, hereinafter called grantor, 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                     , State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DISCRPTION "EXHIBIT A" WHICH IS MADE A PART HEREOF

97 FEB 11 P 3:44

(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 \$                      exchange. 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 7<sup>th</sup> day of February, 19 97; 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.

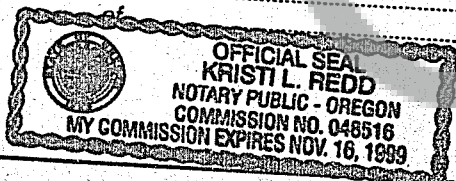
Louisa L. Horton  
LOUISA L. HORTON

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on February 7, 19 97, by LOUISA L. HORTON

This instrument was acknowledged before me on                     , 19                     , by                     

as                     



Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

LOUISA L. HORTON  
835842 Salt Creek Road  
Prineville, OR 97754  
Grantor's Name and Address

MICHAEL LEE HORTON  
10330 Yonna Dr.  
Bonanza, OR 97623  
Grantee's Name and Address

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

MICHAEL LEE HORTON  
835842 Salt Creek Road  
Prineville, OR 97754

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

Grantee

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



**EXHIBIT "A"  
LEGAL DESCRIPTION**

A tract of land situated in Government Lot 3, being the NW1/4 SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00 degrees 05' 06" East, 1,320.99 feet and South 89 degrees 57' 09" East, 1,282.21 feet from the brass cap monument marking the West quarter corner of said Section 31; thence North 00 degrees 31' 12" West 362 feet to the true point of beginning; thence North 89 degrees 57' 09" West, 560.29 feet; thence North 00 degrees 31' 12" West, 362.00 feet; thence South 89 degrees 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00 degrees 31' 12" East, 362.00 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day  
of February A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 4348

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kattien Ross