

NA

33160

BARGAIN AND SALE DEED

Vol. m97 Page 5165KNOW ALL MEN BY THESE PRESENTS, That DAVID J. HOWE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Vicki J. Makinson and April E. Makinson as tenants in common with the right of survivorship, 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:

A parcel of land lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 220 feet West and 440 feet North of the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 24 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon: thence North parallel with the East line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 250 feet; thence West parallel with the North line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 220 feet; thence South parallel with the East line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 250 feet; thence East parallel with the South line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 220 feet to the point of beginning.

Tax account No.: 2408 0025A 02600

(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 \$ 22,855.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration of this deed.~~ 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 _____ day of _____, 19____; 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.

David J. Howe
DAVID J. HOWE

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on April 1, 1996

by DAVID J. HOWE

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

by _____

as _____

of _____



OFFICIAL SEAL
D G DE ARMOID
NOTARY PUBLIC - OREGON
COMMISSION NO. 047125
MY COMMISSION EXPIRES SEPT. 27, 1999

My commission expires _____

DG De Armoind
Notary Public for Oregon

David J. Howe

P.O. Box

Crescent, Oregon 97733

Grantor's Name and Address

Vicki J. and April E. Makinson

P.O. Box 801

Gilchrist, Oregon 97737

Grantee's Name and Address

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

Vicki and April Makinson

P.O. Box 801

Gilchrist, Oregon 97737

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

Vicki and April Makinson

P.O. Box 801

Gilchrist, Oregon 97737

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 21st day of February, 1997, at 1:08 o'clock P.M., and recorded in book/reel/volume No. M97 on page 5165 or as fee/file/instrument/microfilm/reception No. 33160, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

Fee \$30.00 By Kathleen Ross Deputy

97 FEB 21 P1:08