Vol <u>M91</u> Page 10591

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	TAX STATEMENTS TO:	1 II	
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Michael P. Rudd	David and Lynne Crouse		
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411 Pine Street	D O Par OCO	ž	
929	P.O. Box 968		
Klamath Falls, OR 97601	NY wassing man		
	Alturas, CA 96101		
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•		A COMPANY AND A COMPANY AND A COMPANY AND A COMPANY	

ATE -7106 BARGAIN AND SALE DEED-

Stanley M. Petersen, Jr. and Kimberly Kay Petersen, husband and wife, Grantor, conveys to David L. Crouse and Lynne Crouse, husband and wife, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the SW\2NW\2 of Section 34, Township 38 South, Range 11\2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the $SW_2^1NW_3^1$ of Section 34, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian; thence Easterly along the North line of the $SW_2^1NW_3^1$ of said Section 34, 218.63 feet to the point of beginning for this description; thence continuing along the North line of the $SW_3^1NW_3^1$ of said Section 34, 212.18 feet; thence leaving said North line, South $11^\circ32^\circ30^\circ$ East, 370.24 feet to the point on the Northerly right of way line of State Highway No. 140; thence South $60^\circ48^\circ50^\circ$ West along said right of way line, 218.14 feet; thence leaving said right of way line North $11^\circ32^\circ30^\circ$ West, 478.80 feet to the point of beginning.

The true and actual consideration for this transfer is \$25,000.00.

Dec

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 use.

DATED this _____ 2nd day of March ..., 1995.

This instantion is being recorded as an accommodation only, and has not been examined as to validity, sufficiently or other it may have upon the learnin described projectly. This contractly second by head been requested of ASPEN TITLE & EDURGRY, MO.

35745

STATE OF OREGON

County of Klamath

OFFICIAL SEAL CAROLE JONNSON NOTARY PUBLIC - OREGON COMMISSION NO. 031504 COMMISSION FOR AN 31, 1096

ss. March / ____, 1995.

Personally appeared the above-named Stanley M. Petersen, Jr. and Kimberly Kay Petersen, and acknowledged the foregoing instrument to be their voluntary act. Before me:)

Notary Public for Oregon My Commission expires:



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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for r	ecord at reques	tof Aspen Title & Escrow the the	day
of	April.	A.D., 19 97 at 3:32 o'clock P. M., and duly recorded in Vol. M97	
		of Deeds on Page 10591	
		Bernetha G. Letsch, County Clerk	
FEE	\$35.00	W Keltlin, Kozu	÷
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