

35745

Vol. 1197 Page 10591

97 APR -9 P3:32

ATC: 971747

RETURN TO: Michael P. Rudd 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: David and Lynne Crouse P.O. Box 968 Alturas, CA 96101	CLERK'S STAMP:
---	---	----------------

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 $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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 $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34, 218.63 feet to the point of beginning for this description; thence continuing along the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34, 212.18 feet; thence leaving said North line, South 11°32'30" East, 370.24 feet to the point on the Northerly right of way line of State Highway No. 140; thence South 60°48'50" West along said right of way line, 218.14 feet; thence leaving said right of way line North 11°32'30" West, 478.80 feet to the point of beginning.

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

DSC
PC
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 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.

Stanley M. Petersen, Jr.
Kimberly Kay Petersen

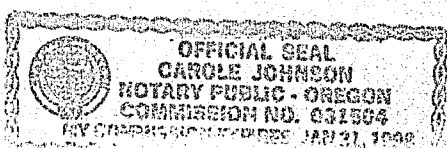
STATE OF OREGON)

County of Klamath)

SS. March 2, 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:

Carol Johnson
Notary Public for Oregon
My Commission expires: 1-31-98



10591

APR 9 1997

10592

CLERK'S STAMP	FOR INFORMATION TO: David and Lynne Cramer P.O. Box 908 Albany, CA 95011
---------------	---

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of April A.D., 19 97 at 3:32 o'clock P. M., and duly recorded in Vol. 1497
of Deeds on Page 10591

FEE \$35.00
by Bernetha G. Letsch, County Clerk
Kathleen Rose

Beginning at the Northwest corner of the SW1/4 of Section 34, Township 38 South, Range 115 East of the Willamette Meridian; thence East along the North line of the SW1/4 of said Section 34, 115.65 feet to the point of beginning for this description; thence continuing along the North line of said Section 34, 332.18 feet; thence leaving said North line, South 112.30° East, 370.24 feet to the point of beginning of way line of State Highway No. 100; thence South 80° 15' 50" West along said right of way line, 341.15 feet; thence leaving said right of way line North 112.30° West, 173.80 feet to the point of beginning.

The true and actual consideration for this transfer is \$35,000.00.

This instrument will not allow use of the property described herein in violation of applicable land-use laws and regulations. Before signing or accepting this instrument, the person acquiring the title to the property should check with the appropriate city or county planning department to verify approved use.

DATED this 9th day of February, 1997.

[Handwritten signature]
Notary Public for Oregon

This document is not a record as no fee has been paid to the County of Klamath.

STATE OF OREGON
County of Klamath
I, Stanley M. Peterson, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording on the 9th day of February, 1997.

Personally appeared the above-named Stanley M. Peterson, Notary Public for Oregon, and acknowledged the foregoing instrument to be his voluntary act. Before me:
[Handwritten signature]
Notary Public for Oregon
My Commission expires: 1998

