

MA

37627

BARGAIN AND SALE DEED

Vol. 1797 Page 14718

KNOW ALL MEN BY THESE PRESENTS, That NINA M. GOODE who acquired title as NINA M. RICE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NINA M. GOODE, 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 LEGAL DESCRIPTION "EXHIBIT A" ATTACHED

97 MAY 14 AM 1:17

(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 \$ to clear title.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th day of May, 1997; 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.

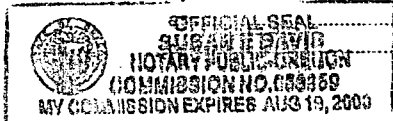
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Nina M. Goode  
 NINA M. GOODE

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on May 14, 1997,by NINA M. GOODE

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_



Susan E. Davis  
 Notary Public for Oregon

My commission expires August 19, 2000

NINA M. RICE

Grantor's Name and Address

NINA M. GOODE  
13850 SPRING LAKE ROAD  
KLAMATH FALLS, OR 97601

Grantor's Name and Address

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

NINA M. GOODE  
13850 SPRING LAKE ROAD  
KLAMATH FALLS, OR 97601

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

NINA M. GOODE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A parcel of land situate in the N1/2 SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" pin marking the Northwest corner of the N1/2 N1/2 SE1/4 SE1/4 of said Section 10; thence South 00 degrees 12' 10" West, 333.48 feet; thence North 89 degrees 45' 19" East 328.79 feet to the center line of a ditch; thence along said ditch North 07 degrees 13' 15" East, 44.56 feet; thence continuing along said ditch, North 07 degrees 18' 08" West, 223.92 feet; thence continuing along said ditch, North 16 degrees 34' 00" East, 70.04 feet; thence leaving said ditch South 89 degrees 45' 43" West, 324.72 feet to the point of beginning.

**PARCEL 2:**

That portion of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the section corner common to Sections 10, 11, 14 and 15; thence North 00 degrees 03' 04" East 1,333.2 feet to a point; thence South 89 degrees 45' 43" West 1,324.87 feet to the true point of beginning; thence South 89 degrees 45' 43" West 662.44 feet to a point; thence South 00 degrees 18' 43" West 455.95 feet to a point on the Northerly line of Spring Lake; thence along the Northerly line of Spring Lake North 82 degrees 40' East 542.26 feet and South 62 degrees 30' East 141.23 feet; thence North 00 degrees 12' 10" East 503.75 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day  
of May A.D., 19 97 at 11:17 o'clock A.M., and duly recorded in Vol. M97  
of Deeds on Page 14718

Bernetha G. Letsch, County Clerk

FEE

\$35.00

by

Kattlin Ross