

NA

45829

BARGAIN AND SALE DEED - STATUTORY FORM

Vol. 1197 Page 31363

INDIVIDUAL GRANTOR

WALTER L. MENEFFEE AND SHIRLEY I. MENEFFEE

conveys to KATHERINE L. KAY

Grantor,

Grantee, the following real property situated in KLAMATH

County, Oregon, to-wit: A TRACT OF LAND SITUATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF DIXON ADDITION; WHICH POINT IS ALSO THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$, 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 28, 150 FEET; THENCE NORTH TO THE SOUTH LINE OF THE OLD FORT RD; THENCE WESTERLY AND SOUTHERLY ALONG THE SOUTH LINE OF SAID ROAD TO THE NORTH-EAST CORNER OF PROPERTY, RECORDED OCTOBER 16, 1942 IN VOLUME 150, PAGE 415, KLAMATH COUNTY DEED RECORDS, THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY AND 50 FEET EAST OF THE WEST LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 28 THE POINT OF BEGINNING.

**SUBJECT, HOWEVER TO RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN BY WILSON TITLE & ABSTRACT COMPANY, TO THE CALIFORNIA OREGON POWER COMPANY, DATED JANUARY 25, 1944, RECORDED FEBRUARY 4, 1944, IN DEED VOL. 162, PAGE 111, RECORDS OF KLAMATH COUNTY;

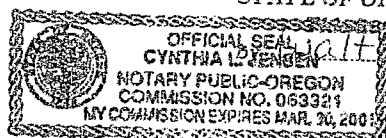
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$2000.00 (Here comply with the requirements of ORS 93.030) HOWEVER, THE TRUE AND ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION.

Dated this 25TH day of SEPTEMBER, 1997.

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.

STATE OF OREGON, County of KLAMATH



This instrument was acknowledged before me on 9:25, 1997.

Walter L. Menefee and Shirley I. Menefee

Cynthia L. Jensen

Notary Public for Oregon

My commission expires 3/30/2001

BARGAIN AND SALE DEED

WALTER L. & SHIRLEY I. MENEFFEE GRANTOR
KATHERINE L. KAY GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KATHERINE L. KAY
433 OLD FORT ROAD
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

433 old fort road
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of Sept., 1997, at 1:30 o'clock P.M., and recorded in book/reel/volume No. MS7 on page 31363 or as fee/file/instrument/microfilm/reception No. 45829, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

97 SE 25 P130

30