

46459

MTC 44135-KA
BARGAIN AND SALE DEED

Vol. 1197 Page 32817

KNOW ALL MEN BY THESE PRESENTS, that:

PEACHY P. THOMAS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto:

PEACHY P. THOMAS and JOHN GARRETT, as tenants in common 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

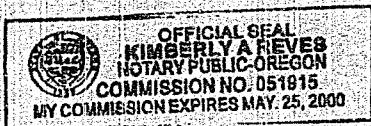
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which).

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 3 day of October, 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.



Peachy P. Thomas
PEACHY P. THOMAS

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 3, 1997, by PEACHY P. THOMAS and

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

by _____

as _____

of _____

Kimberly A. Reeves
Notary Public for Oregon

My commission expires: 5/25/2000

PEACHY P. THOMAS

GRANTOR'S NAME AND ADDRESS

PEACHY P. THOMAS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PEACHY P. THOMAS

HC 63, Box 302

Chiloquin, OR 97524

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

PEACHY P. THOMAS

SAME

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

From the Northwest corner of the NW1/4 of the SW1/4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along the North line of said NW1/4 of SW1/4, 330 feet to the point of beginning; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Easterly and parallel with North line of NW1/4 of SW1/4, 198 feet to an iron pin; thence North and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly 198 feet to the point of beginning.

PARCEL 2:

A portion of the NW1/4 SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range; thence East, parallel with the South line of said NW1/4 SW1/4, a distance of 330.0 feet; thence South parallel with the West line of said Section 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW1/4 SW1/4 a distance of 330.0 feet to the West line of said Section 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning.

NOTE: It is further stipulated by Lester Tolman and Roberta Tolman that they have agreed with James E. Rogers and Cora Rogers, from whom they purchased said property that the said 1/4 corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian is the corner surveyed and found by Lyle Smith, Registered Surveyor of Oregon No. 290, this survey is on record in Klamath County, Oregon, this 1/4 corner is further agreed on by Lester Tolman and Roberta Tolman, husband and wife and Joe Dumore and Norine Dumore, husband and wife.

PARCEL 3:

A parcel of land lying in the NW1/4 of SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NW1/4 of SW1/4, 132 feet South from the Northwest corner thereof; thence East 330 feet parallel to the North line of said subdivision; thence South 132 feet parallel to the West line of said subdivision; thence West 330 feet parallel to the North line of said subdivision to a point on the West line of said subdivision; thence North on said West line 132 feet to the point of beginning.

PARCEL 4:

From the Northwest corner of NW1/4 of SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian East along North line of said NW1/4 of SW1/4, 330 feet to an iron pin; thence south and parallel with section line of said Section 27, 132 feet to an iron pin, the true point of beginning; thence Easterly and parallel with North line of said NW1/4 of SW1/4 198 feet to an iron pin; thence south and parallel with Section line of said Section 27, 132 feet to at iron pin; thence West and parallel with North line of said NW1/4 of SW1/4 198 feet to an iron pin; thence North 132 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of October A.D., 19 97 at 11:27 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 32817

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross