

MTC 42965

Until a change is requested, all tax statements shall be sent to grantee at the following address: 280 East Saunders Lake Dr., North Bend, OR 97459.

BARGAIN AND SALE DEED

DONALD W. MILLER and EVELYN M. MILLER, husband and wife, Grantor, convey to JAMES A. SNEJKAL, Grantee, the following described real property:

The E 1/2 W 1/2 in Section 17, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the NE 1/4 NW 1/4, containing a total of 120 acres, more or less.

SUBJECT TO:

1. The assessment roll and tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1979-1980, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Contract, including the terms and provisions thereof, by and between Kenneth C. Gulick and Elizabeth Gulick, husband and wife, (seller), and Donald W. Miller and Evelyn M. Miller, husband and wife, (buyer), dated September 1, 1975, recorded September 9, 1975, in Volume M-75, page 10688, Deed Records of Klamath County, Oregon, which Grantee herein has agreed to assume and pay.
3. Right-of-Way, including the terms and provisions thereof, by and between Don Miller, and Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 28, 1976, recorded June 16, 1976, in Volume M-76, page 8911, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$164,500.00.

DATED July 23rd, 1980.

Donald W. Miller
DONALD W. MILLER

Evelyn M. Miller
EVELYN M. MILLER

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GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW
40 N.W. CRIDWOOD
BEND, OREGON 97701

36967

STATE OF Oregon, County of Spokane, ss:

The foregoing instrument was acknowledged before me this 23rd day of July, 1980, by DONALD W. MILLER and EVELYN M. MILLER.

Frank L. Mason
NOTARY PUBLIC FOR OREGON

My Commission expires: 3-15-82

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of AmeriTitle the 7th day of Nov A.D., 19 87 at 11:44 o'clock A. M. and duly recorded in Vol. M97 of Deeds on Page 36966.

FEE \$35.00

By Kathleen Reas Bernetha G. Letsch, County Clerk

Return TO:
James Smejkal
P.O. BOX 654
Eugene, OR 97440

GRAY, FANCHER, HOLMES & HURLEY
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45 N.W. GREENWOOD
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