

49906

BARGAIN AND SALE DEED

Vol. 1997 Page 40248

KNOW ALL MEN BY THESE PRESENTS, That STANLEY C. MASTEN

hereinafter called grantor,

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

CHARLES B. MASTEN

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"

(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 \$ 0

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). (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 4 day of AUGUST, 1994; 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.

STANLEY C. MASTEN

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on AUGUST 4, 1994, by STANLEY C. MASTEN

This instrument was acknowledged before me on , 19 , by

Angela M. Mediger
Notary Public for Oregon
My commission expires 1-6-98

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

Grantor's Name and Address

Grantee's Name and Address

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

CHARLES B. MASTEN

RT 2 Box 22

Bonanza OR.

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

EXHIBIT "A"

DESCRIPTION:

The SW1/4SW1/4 of Section 2, Township 39 South, Range 11 E.W.M., Klamath County, Oregon.

The E1/2SE1/4 of Section 3, Township 39 South, Range 11 E.W.M., Klamath County, Oregon.

The N1/2NE1/4NE1/4 of Section 10, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, EXCEPTING that portion commencing with the Southwest corner of the N1/2NE1/4NE1/4 of Section 10, thence East and parallel with the South line of Section 10, 32 rods, thence Northerly at right angles 10 rods, thence West parallel with the South line of Section 10, 32 rods to the point of beginning.

The N1/2NW1/4NW1/4 of Section 11, Township 39, South, Range 11 E.W.M., Klamath County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given. Grantee expressly assumes liability for and holds grantor harmless for any additional tax which may be levied hereunder.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charles B. Masten the 10th day
of December A.D., 19 97 at 3:40 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 40248

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown