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97 DEC 22 P3:51

Vol. 1997 Page 41570

KENNETH S. RONNINGEN

Grantor's Name and Address

TESSIE B. RONNINGEN

Grantee's Name and Address

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

TESSIE B. RONNINGEN

P.O. BOX 7342

KLAMATH FALLS, OR 97602

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

SAME

SPACE RESERVED  
FOR  
RECORDER'S USE

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 \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MTC 43169-KA

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KENNETH S. RONNINGEN, JR. aka KENNETH S. RONNIGEN, JR.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TESSIE B. RONNINGEN

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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

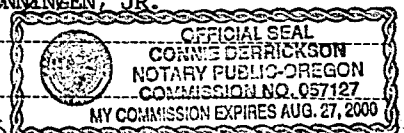
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of December, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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.

Kenneth S. Ronningen, Jr.

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on 12-11, 1997, by Kenneth S. Ronningen, Jr.

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

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.

Notary Public for Oregon

My commission expires 8-27-2000

41571

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

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 16' 50" East - 1,899.6 feet distant; thence continuing along said generally accepted fence South 89 degrees 16' 50" West - 674.9 feet; thence North 0 degrees 12' 50" West - 150.0 feet; thence North 89 degrees 16' 50" East - 674.9 feet; thence South 0 degrees 12' 50" East - 150.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day  
of December A.D., 19 97 at 3:51 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 41570.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross