

NS

51202

'98 JAN -7 P2:11

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Shirley M. Marshall  
1538 Manchester Dr.  
Eugene, OR 97401

Michael B. Adams  
123 - 135th Ave. S.E.  
Snohomish, WA 98290

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

Michael B. Adams  
123 - 135th Ave. S.E.  
Snohomish, WA 98290

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

Michael B. Adams  
123 - 135th Ave. S.E.  
Snohomish, WA 98290

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 7th day  
of January, 1998, at  
2:11 o'clock P.M., and recorded in  
book/reel/volume No. M98 on page  
455 and/or as fee/file/instru-  
ment/microfilm/reception No. 51202-Deed  
Records of said County.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Shirley M. Marshall

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Michael B. Adams and Musetta C. Dixon and Michelle L. Shupe  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-  
taments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,  
State of Oregon, described as follows, to-wit:

The North one-half of the North one-half of the Southwest  
one-quarter of the Northeast one-quarter (N 1/2 N 1/2  
SW1/4 NE 1/4) of Section Five (5), Township Twenty-five  
(25) South, Range Eight (8) East of the Willamette Meridian,  
Klamath County, Oregon, subject to easements and restrictions  
of record.

EXCEPT the North one-half of the North one-half of the  
Northeast one-quarter of the Southwest one-quarter of the  
Northeast one-quarter of Section 5, Township 25 South,  
Range 8 East of the Willamette Meridian, Klamath County,  
Oregon, EXCEPTING THEREFROM a 15 foot easement adjacent to  
and along the Eastern boundary for mutual roadway.

ALSO EXCEPT the S1/2 N1/2 NE1/4 SW1/4 NE1/4 in Section 5,  
Township 25 South, Range 8 East of the Willamette Meridian,  
Klamath County, Oregon. Except for a fifteen foot wide  
driveway easement, retained by Grantor-Seller and his heirs  
and assigns, adjacent to and along the entire eastern border  
of said property for a mutual driveway and a seven and one-  
half foot easement along the southern border for mutual access.

(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 \$ Love. 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 ☐ and ☒, if not applicable, should be deleted. See ORS 93.020.)

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 31 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

Shirley M. Marshall

STATE OF OREGON, County of LANE ) ss.

This instrument was acknowledged before me on January 2, 1998,  
by Shirley M. Marshall

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
JUDITH A. PINDELL  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 302906

MY COMMISSION EXPIRES JULY 13, 2001

Judith A. PindeLL

Notary Public for Oregon

My commission expires 7-13-01