

OK

52124

BARGAIN AND SALE DEED

Vol. M98 Page 2282

KNOW ALL MEN BY THESE PRESENTS, That John R. Cogar

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

Re-record previous document M91-11173

Beginning at a point on the Easterly line of the Keno Road which is South 61 degrees 32' East 2340' from the Northwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, which point being the Southerly corner of property deeded to I.L. Larkey, recorded in Vol. 165, Page 211 Deed Records; thence South along the East side of Keno Road 250' to a point; thence North 56 degrees 57' East 150' to the Westerly line of Highway 66 and #97; thence along said highway line North 37 degrees 10' West 225' to the Easterly corner of property of I.L. Larkey; thence West along said property line 73.4' to the place of beginning, being a part of Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian

Also, beginning at a point on the Easterly line of the Keno Road which is South 61 degrees 32' min. East 2340' from the Northwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence North 38 degrees 57' min. East 73.4 feet to the Westerly right of way line of Highway 66 and #97; thence along said highway line North 37 degrees 10' min. West 296.00 feet to intersect the easterly right of way line of said Keno road; thence along said easterly line of said Keno road South 22.55 min. East 319.5 feet to the place of beginning, containing .25 acres and being a part of Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian

T39E R 9 E Sec 5 Por Lot 1
3909-005BA-00800-000 M91-13904

(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 \$1.00.

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). (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 13 day of January, 1998;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this January 13, 1998, by

JOHN R. COGAR

Kristi L. Redd

(SEAL)

Notary Public for Oregon

My commission expires: 11/16/99

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

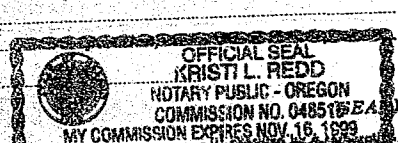
19, by

president, and by

secretary of

Notary Public for Oregon

My commission expires:



STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of January, 1998,

at 3:25 o'clock P.M., and recorded in book/reel/volume No. M98 on page 2282 or as fee/file/instrument/microfilm/reception No. 52124.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kristi L. Redd Deputy

Fee: \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Unless a change is requested, all tax statements shall be sent to the following address:

TERRY D. MARSH
2334 AUTUMN AVE.
K. Falls, OR 97601

NAME, ADDRESS, ZIP