

NS 21052708

FEB -5 P2:22 Vol. 1798 Page 3667

Sherrie J. Damron
 PO Box 307
 Chiloquin, OR 97624
 Grantor's Name and Address

Sandra J. Damron DeHart
 2121 Holabird Ave
 Klamath Falls, OR 97601
 Grantor's Name and Address

After recording, return to (Name, Address, Zip):
 Sherrie J. Damron
 PO Box 307
 Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Sherrie J. Damron
 PO Box 307
 Chiloquin, OR 97624

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.

SPACE RESERVED FOR RECORDER'S USE

NAME _____ TITLE _____, Deputy.

MTC 1396-8954

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Sherrie J. Damron

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Sherrie J. Damron and Sandra J. Damron DeHart with rights of survivorship, hereinafter called grantees, 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:

The W1/2 of a portion of the NE1/4 of section 35, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4, NW1/4 of said Section 35; thence West along the North line of said SE1/4 NW1/4 NE1/4, 265 feet to a point thence South parallel with the East line of said SE1/4 NW1/4 433.5 feet to a point, said point being the true point of beginning of the tract to be hereinafter described; thence West parallel with the North line of said SE1/4 NW1/4 100 feet to a point; thence South Parallel with the East line of said SE1/4 NW1/4 NE 1/4 and the NE1/4 SW 1/4 NE1/4 of said Section 35 470 feet more or less to a point on the Northerly line of Sprague River thence Northeasterly along the Northerly line of Sprague River 124 0 feet more or less to a point which is 265 feet West of the East line of the NE1/4 SW1/4 NE1/4 of said section 35 when measured at right angles to said NE1/4 SW1/4 NE1/4; thence North 265 feet West of the East line of said SE1/4 NW1/4 NE1/4 and NE1/4 SW1/4 NE1/4 390 0 feet more or less to the true point of beginning.

ALSO THE W1/2 of a parcel of land situated in the NW1/4 NE1/4 of section 35 Township 34 South, Range 7 East of the Willamette Meridian more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NW1/4 NE1/4 of said Section 35; thence West along the North line of said SE1/4 NW1/4 NE1/4 265 Feet to a point; 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 \$ _____ @ 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 @, if not applicable, should be deleted. See ORS 93.030.)

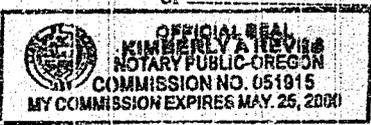
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of _____, 19____; 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.

Sherrie J. Damron

STATE OF OREGON, County of Klamath ss.
 This instrument was acknowledged before me on February 5, 1998,
 by Sherrie J. Damron.
 This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____,
 of _____.



Beverly A. Reeves
 Notary Public for Oregon
 My commission expires 5/25/2001

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thence South parallel with the east line of said SW1/4 NW1/4, 433.50 feet to the true point of beginning of this description; thence West parallel with the North Line of said SE1/4 NW1/4 NE1/4, 100 feet to a point; thence North parallel with the East line of said SE1/4 NW1/4 NE1/4 to a point; thence North parallel with the East line of said SE1/4 NW1/4 NE1/4 to a point on the South boundary of the Chilouquin-Sprague River Road; thence Easterly along the South boundary of said road to a point of intersection of said South boundary of said road with a line parallel to and 265 feet West of East line of the SE1/4 NW1/4 NE1/4 of said Section 35; thence South parallel with the East line of said SE 1/4 NW1/4 NE1/4 to the true point of beginning of this description.

Parcel 2:

A portion of a tract of land situated in the W1/2 of the NE1/4 in section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the NW corner of the SE1/4 NW1/4 NE1/4 of said section: thence East at the North line of the SE1/4 NW1/4 NE1/4 205.6 feet to the true point of beginning; thence South 00 degrees 36' 23" East to the center line of the Sprague River; thence Northeast at said center line to a point South of the Southwest corner of Deed, Volume M90, page 2741; thence North at the West line of Deep Volume M90, page 2741 to the North line of the SE1/4 NW1/4 NE1/4 thence West at said line to the true point of beginning. EXCEPTING THEREFROM:

Any portion lying within the limits of the Chilouquin Sprague River Highway right of way.

AMPTLE has recorded this instrument by request as an accommodation only and has not examined it for its validity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON: COUNTY OF KLAMATH: 35

Filed for record at request of Amer Title the 5th day of February A.D., 19 98 at 2:22 o'clock P. M. and duly recorded in Vol. M98 of Deeds on Page 3667

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

