

NS

54033

'98 MAR -3 P1:44

Vol. 1798 Page 6944

KATHERINE L. KAY  
433 OLD FORT ROAD  
KLAMATH FALLS, OREGON 97601

WALTER L. & SHIRLEY I. MENEFE  
433 OLD FORT ROAD  
KLAMATH FALLS, OREGON 97601

After recording, return to (Name, Address, Zip):  
WALTER L. & SHIRLEY I. MENEFE  
433 OLD FORT ROAD  
KLAMATH FALLS, OREGON 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
WALTER L. & SHIRLEY I. MENEFE  
433 OLD FORT ROAD  
KLAMATH FALLS, OREGON 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of March, 1998, at 1:44 o'clock P.M., and recorded in book/reel/volume No. M98 on page 6944 and/or as fee/file/instrument/microfilm/reception No. 54033-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.

Fee: \$30.00

BARGAIN AND SALE DEED - STATUTORY FORM  
(INDIVIDUAL GRANTOR)

KATHERINE L. KAY

conveys to WALTER L. & SHIRLEY I. MENEFE, Grantor,

the following real property situated in KLAMATH County, Oregon, to-wit: A TRACT OF LAND SITUATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF DIXON ADDITION; WHICH POINT IS ALSO THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$ , 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 28, 150 FEET; THENCE NORTH TO THE SOUTH LINE OF THE OLD FORT ROAD; THENCE WESTERLY AND SOUTHERLY ALONG THE SOUTH LINE OF SAID ROAD TO THE NORTHEAST CORNER OF PROPERTY, RECORDED OCTOBER 16, 1942 IN VOLUME 150, PAGE 415, KLAMATH COUNTY DEED RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY AND 50 FEET EAST OF THE WEST LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 28 TO THE POINT OF BEGINNING. \*Subject, however, to the right of way easement, including the terms and provisions thereof given by Wilson Title & Abstract co., to the California Oregon Power Co., dated January 25, 1944, recorded February 4, 1944, in Deed Vol. 162, pg 111, records of Klamath County:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$.\* (Here, comply with the requirements of ORS 93.030.)

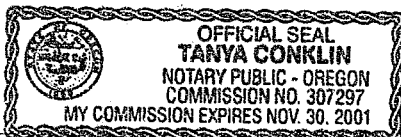
\*The purpose of this conveyance is to cancel the contract dated June 5, 1997 between the parties and to convey grantor's interest to grantees in lieu of foreclosure.

Dated this 2ND day of MARCH, 1998

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.

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on March 2, 1998, by Tanya Conklin



Notary Public for Oregon

My commission expires Nov. 30, 2001