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54097

Vol. m98 Page 7069

Donald L. Bridge

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.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address
Bill Hulbert and Starla Hulbert
3315 Washburn Way

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Bill Hulbert and Starla Hulbert
3315 Washburn Way

Klamath Falls, OR 97603

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

Bill Hulbert and Starla Hulbert
3315 Washburn Way

Klamath Falls, OR 97603

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

Donald L. Bridge

conveys to Bill Hulbert and Starla Hulbert, as co-tenants, each hold a 1/2 undivided interest, Grantor,
the following real property situated in Klamath County, Oregon, to-wit: Grantee,

Any and all interest in and to the real property described on Exhibit A, including, but not limited to, his undivided 1/100 of a Life Estate in that portion of the real property described as the easterly 555 feet of the property described on Exhibit A. (Said Life Estate being described in the Deed recorded in Volume M95 Page 13284 of the real property records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

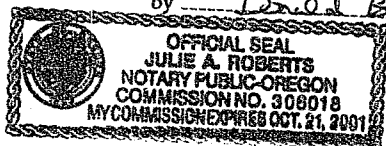
Dated this 4 day of March, 1998.

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.

Donald L. Bridge

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 4, 1998, by Donald Bridge



Notary Public for Oregon

My commission expires 10/21/01

98 MAR -4 P 3:48

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Exhibit A

The North 198 feet of the South 398 feet of the NW¼NW½ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to State of Oregon by Deed recorded February 2, 1966, in M66 page 938, Microfilm records of Klamath County, Oregon.

SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Reservations in deed from Western Cities Company, to H. M. Mallory, et al, recorded in Deed Volume 225 page 91, as follows:

Subject to any right of way heretofore conveyed to the United States or to any other governing body for canals, ditches, or laterals for irrigation or drainage purposes. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipelines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic use to adjoining property. Recorded in the real property records of Klamath County, Oregon.

3. Easement, including the terms and provisions thereof, from Klamath Auto Wreckers to South Suburban Sanitary District dated June 2, 1972, recorded June 7, 1972, in volume M72 page 6068, Microfilm records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, from Klamath Auto Wreckers, Inc., to Oregon Water Corporation, a public utility of the State of Oregon, dated December 6, 1974, recorded December 23, 1974, in M74 page 16154, Microfilm records of Klamath County, Oregon.
5. Rules, regulations and assessments of South Suburban Sanitary District.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Bill Hulbert the 4th day
of March A.D., 1998 at 3:48 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 7069.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross