

NS

54862

John Franklin Cook
Thomas E. Jones

Grantor's Name and Address
Thomas E. Jones

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Thomas E. Jones
4534 Anderson Avenue
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Thomas E. Jones
4534 Anderson Avenue
Klamath Falls, OR 97603

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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

MTC 43916-KA

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ in common _____ THOMAS E. JONES AND JOHN FRANKLIN COOK, as tenants

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____ THOMAS E. JONES ***** hereinafter 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 any way appertaining, situated in _____ Klamath _____ County, State of Oregon, described as follows, to-wit:

See attached Exhibit A which is made a part hereof by this reference.

(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 \$other than money. 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.)

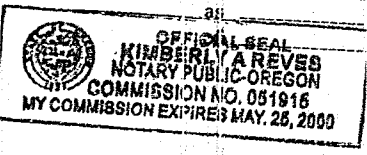
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of March, 1998; 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.

Thomas E. Jones
THOMAS E. JONES
John Franklin Cook
JOHN FRANKLIN COOK

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on March 17, 1998, by THOMAS E. JONES AND JOHN FRANKLIN COOK
This instrument was acknowledged before me on _____, 19____, by _____, all _____



Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 50, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron pin marking the Southeast corner of Lot 50 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 89 degrees 33' 00" West along the South line of said Lot 50 a distance of 78.5 feet to a 1/2 inch iron pin marking the Southwest corner of said Lot 50; thence South to a point lying on the Northerly right of way line of the U.S.B.R. Klamath Project A-3 Lateral; thence North 55 degrees 14' East along said Northerly right of way line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of March A.D., 19 98 at 3:35 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 8723.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross