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'98 APR 15 AM 1:40 Vol. 1798 Page 12413

DONALD & SUSAN GRUENER

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

Grantor's Name and Address  
ERNEST & DORIS SESSOM  
1960 LAWRENCE ST.  
KLAMATH FALLS, OR 97601

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

Grantor's Name and Address

After recording, return to (Name, Address, Zip):  
ERNEST & DORIS SESSOM  
1960 LAWRENCE ST.  
KLAMATH FALLS, OR 97601

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

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DONALD R. GRUENER AND SUSAN E. GRUENER, HUSBAND AND WIFE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ERNEST R. SESSOM AND DORIS C. SESSOM, HUSBAND AND WIFE

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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

(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 \$8,500.00. 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 93.039.)

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 14th day of APRIL, 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 30.030.

*Donald R. Gruener*  
DONALD R. GRUENER  
*Susan E. Gruener*  
SUSAN E. GRUENER

STATE OF OREGON, County of KLAMATH ) ss.

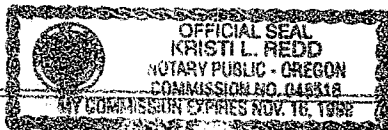
This instrument was acknowledged before me on APRIL 14, 1998, by DONALD R. GRUENER & SUSAN E. GRUENER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_,



*Kristi L. Redd*  
Notary Public for Oregon

My commission expires 11/16/99

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of that tract of land recorded in Volume 242, page 100, Deed Records of Klamath County, Oregon, described as being that portion of the NW1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the above described tract of land which point of beginning is the Northeast corner of the NW1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and bears West along the section line a distance of 1,339.75 feet from the Northeast corner of said Section 24; thence continuing West along the section line a distance of 190.96 feet; thence South 0 degrees 19' West parallel with the East boundary of above said tract, a distance of 561.11 feet to the South boundary thereof; thence North 42 degrees 17' East along said South boundary a distance of 286.14 feet to the Southeast corner of said tract; thence North 0 degrees 19' East along the East boundary of same a distance of 349.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the NW1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the above described tract of land which point of beginning is the Northeast corner of the NW1/4 NE1/4 of Section 24, and bears West along the section line a distance of 1,339.75 feet from the Northeast corner of said Section 24; thence continuing West along the section line a distance of 125 feet; thence South 0 degrees 19' West 167 feet; thence East parallel to the North section line 125 feet; thence North 0 degrees 19' East 167 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying in Airway Drive.

TOGETHER WITH any personal property left upon the premises as of this date. First party will hold second party harmless from any and all liability resulting from second party disposing of said personal property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Amerititle \_\_\_\_\_ the 15th day  
of April A.D., 19 98 at 11:49 o'clock A.M., and duly recorded in Vol. M98  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 12413  
Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Rosen