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Vol. 1448 Page 12434

BARGAIN AND SALE DEED

Ann H. Prock and Eleanor A. McColgin, Grantors, convey to John B. McColgin and Eleanor A. McColgin, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon:

A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 in Section 23, Township 38 S. R. 8 E. W. M., which iron pin is also the most Northerly corner of Lot 24 of Lakewood Heights, and running thence S. 64° 35' W. a distance of 157.7 feet to an iron pin which marks the most Westerly corner of said Lot 24; thence S. 35° 38' E. a distance of 32.5 feet to an iron pin; thence S. 53° 06' E. a distance of 45.0 feet to an iron pin; thence N. 60° 01' E. a distance of 136.8 feet to an iron pin on the Westerly right of way line of Secondary Highway No. 421; thence in a Northwesterly direction following the Westerly right of way line of Secondary Highway No. 421, along a 7° 40' curve to the right a distance of 60 feet, more or less, to the point of beginning, said tract being a portion of Lot 24 of Lakewood Heights, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

TOGETHER WITH

All that portion of Lot 24 in Lakewood Heights not heretofore sold to Harold H. Hilton and Ella G. Hilton, which deed is recorded in Volume 138, Page 521 of Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$-0-.

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.

Dated this 14 day of April, 1998.

Ann H. Prock
Ann H. Prock, Grantor

Eleanor A. McColgin
Eleanor A. McColgin, Grantor

35

12435

STATE OF OREGON)
) ss.
 County of Klamath)

On this 11th day of April, 1998, personally appeared Ann H. Prock and Eleanor A. McColgin, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed.

Kristin A. Bienz
 Notary Public for Oregon
 My commission expires: 11/15/2000

Ann H. Prock and
 Eleanor A. McColgin,

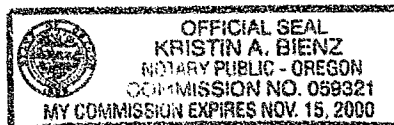
Grantors,

John B. McColgin and
 Eleanor A. McColgin,

Grantees.

After recording return to:
 Donald R. Crane
 P.O. Box 5261
 Klamath Falls, Oregon 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Eleanor A. McColgin
 2124 Kimberly Drive
 Klamath Falls, OR 97603



STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Donald R. Crane
 on this 15th day of April A.D., 1998
 at 1:12 o'clock P. M. and duly recorded
 in Vol. M98 of Deeds Page 12434

Bernetha G. Letsch, County Clerk

By Kathleen Rosa Deputy.

Fee, \$35.00