

NS

57335

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GARY E. SMITH

PO BOX 2103

EUGENE, OR 97402

Grantor's Name and Address

JAMES FRANCIS BELL, JR. and MICHAEL

DAVID BELL

644 WISTLER LANE, ROSEBURG, OR 97470

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

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 30th day of April, 1998, at 3:23 o'clock P.M., and recorded in book/reel/volume No. M98 on page 14491 and/or as fee/file/instrument/microfilm/reception No. 57335-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Rose, Deputy.

Fee: \$30.00

ATE 982118

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GARY E. SMITH

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES FRANCIS BELL, JR. and MICHAEL DAVID BELL hereinafter called grantees, 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:

E $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19, TWP25S R8E W. M. Five acres M or L.

Subject to sixty foot (60 ft.) wide easement on East boundary,

and a thirty foot (30 ft.) wide easement on South boundary for mutual roadway and all other roadway purposes. Subject to easement for power utility use. Subject to reservations and restrictions of record.

(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 \$.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 \square , if not applicable, should be deleted. See OHS 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 30 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 OHS 30.930.

GARY E. SMITH

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on April 29, 1998,

by GARY E. SMITH

This instrument was acknowledged before me on , 19

by as



Notary Public for Oregon

My commission expires