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98-20231

Vol. 1998 Page 16165
BARGAIN AND SALE DEED

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Grantor's Name and Address:
Thom J. Martin
1010 Court Street
Medford, OR 97501

Grantee's Name and Address:
Bette D. Hampton, aka Bette D. Hampton Martin,
aka Betty D. Hampton, aka Betty D. Hampton Martin
c/o Joe Kellennan, PO Box 670, Medford, OR 97501

Until a Change is Requested
send all tax statements to:
Bette D. Hampton
c/o Joe Kellennan
PO Box 670, Medford, OR 97501

After recording return to:



KNOW ALL MEN BY THESE PRESENTS that the undersigned Thom J. Martin, Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto Bette D. Hampton, aka Bette D. Hampton Martin, aka Betty D. Hampton, aka Betty D. Hampton Martin, all his right, title and interest in and to the following described real property:

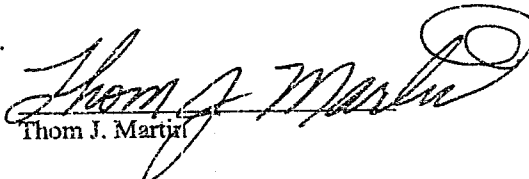
217 N. Modoc, Medford, Oregon 97404 and a term special use permit to property in Klamath County, Oregon. Legal descriptions of the property conveyed under the terms of this instrument are attached hereto marked Exhibit "A" and by this reference incorporated herein.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration stated in terms of dollars is none, but includes other property or value given or promised which is the whole consideration.

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 6 day of May, 1998.


Thom J. Martin

STATE OF OREGON

)
)ss.

County of Jackson

)

Subscribed and sworn to before me this 6 day of May, 1998 by Thom J. Martin.
WITNESS my hand and seal this 6 day of May, 1998.


NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/22/98



Bargain and Sale Deed

EXHIBIT A

217 N. Modoc, Medford, OR

The land referred to in this report/policy is situated in the State of Oregon, County of Jackson, and is described as follows:

Commencing at the Southeast corner of Lot 17, Block 1, VERDE HILLS - UNIT NO. 3, to the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence North, 171.23 feet; thence East, 158.16 feet, to a 5/8 inch iron pin, for the true point of beginning; thence North 65° 29' 50" East, 135.24 feet; thence South 86° 11' 40" East, 87.03 feet; thence South 76° 59' 20" East, 63.45 feet; thence South 8° 50' 30" East, 66.80 feet; thence South 45° 14' 20" East, 17.91 feet; thence South 20° 11' 40" East, 41.18 feet; thence South 0° 01' 50" East, 97.29 feet; thence South 38° 00' 40" West, 99.00 feet; thence 88.03 feet, along the arc of a curve right (which arc has a radius of 52.00 feet, and a long chord of South 86° 30' 40" West, 77.89 feet); thence North 43° 57' 40" West, 41.37 feet; thence North 37° 34' 20" West, 140.73 feet; thence North 24° 55' 10" West, 132.27 feet, to the true point of beginning. ALSO: Commencing at the Southeast corner of Lot 17, Block 1, Verde Hills - Unit No. 3, to the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence North 171.23 feet; thence East, 158.16 feet, to a 5/8 inch iron pin, for the true point of beginning; thence South 24° 55' 10" East, 55.92 feet; thence North 54° 44' West, 36.52 feet; thence South 79° 33' 30" West, 105.00 feet, to the Easterly boundary of Modoc Avenue; thence along said Avenue boundary, 28.00 feet, along the arc of a curve right (which arc has a radius of 839.60 feet, and a long chord of North 11° 23' 30" West, 28.00 feet); thence North 79° 33' 30" East, 116.98 feet, to the true point of beginning.

KLAMATH COUNTY, SPECIAL USE PERMIT

Lot 6, Block E, United States Forest Service, LAKE OF THE WOODS SUMMER HOMESITES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAY 08 1998

1:28 PM

Bernetha G. Letsch
COUNTY CLERK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Hernecker et al the 12th day
of May A.D., 19 98 at 3:14 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 16165
By Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross