

NS

58351

98 MAY 15 5:34:12

Vol. 1798 Page 16885



Marietta J. McConnell

Grantor's Name and Address

Mr. and Mrs. Galen R. McConnell

16974 Cagle Rd.

La Pine, OR 97739

Grantor's Name and Address

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

Grantees

address noted above

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

No change

SPACE RESERVED
FOR
RECORDER'S USE

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.

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

Marietta J. McConnell

conveys to _____ Galen R. McConnell and Marietta J. McConnell, husband and wife _____, Grantor,

the following real property situated in _____ Klamath _____ County, Oregon, to-wit:

See attached legal description, exhibit "A" attached herewith and made apart hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 1.00 (Here, comply with the requirements of ORS 93.030.)

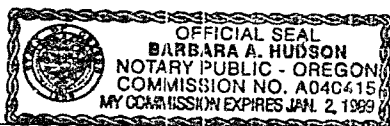
Dated this _____ day of _____ May _____, 19 98.

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.

Marietta J. McConnell

STATE OF OREGON, County of _____ Deschutes _____ ss.

This instrument was acknowledged before me on _____ May _____ 19 98,
by _____ Marietta J. McConnell



Notary Public for Oregon

My commission expires 1/2/99

3037601-118

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Twenty five acres, more or less, being located in Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more specifically known as the Southerly 400 feet of that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northwesterly of the Klamath Northern Railroad right-of-way.

AND ALSO INCLUDING that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northwesterly of the Klamath Northern Railroad right-of-way.

SAVING AND EXCEPTING THEREFROM the following parcels:

PARCEL NO. 1: Any portion thereof conveyed for railroad right-of-way; and also

PARCEL NO. 2: Beginning at the intersection of the South line of Section 36, T. 24 S., R. 8 E.W.M., with the west line of the Gilchrist Railroad; thence west along said South line a distance of 1000 feet to a point; thence north at right angles to said South line a distance of 200 feet to a point; thence east parallel to said South line, and at a distance 200 feet therefrom, a distance of 1170 feet, more or less, to a point on the Westerly line of said railroad; thence southwesterly along said Westerly right of way line a distance of 240 feet, more or less, to the point of beginning; and also

PARCEL NO. 3: Beginning at the South quarter corner of Section 36, T. 24 S., R. 8 E.W.M., Klamath County, Oregon; thence North $89^{\circ}17'00''$ West, 1407.87 feet along the South line of Section 36 to the westerly right of way of the Klamath Northern Railroad; thence North $39^{\circ}40'16''$ East, 257.19 feet along the Westerly right of way of aforesaid railroad to the true point of beginning; thence North $89^{\circ}17'00''$ West, 615.00 feet; thence North $0^{\circ}43'00''$ East, 295.00 feet; thence South $89^{\circ}17'00''$ East, 853.50 feet to the westerly right of way of said railroad; thence South $39^{\circ}40'16''$ West, 379.35 feet along said right of way to the true point of beginning; and also

PARCEL NO. 4: A 60 foot right of way along the northerly boundary of above described property from the Klamath Northern Railroad right of way westerly to the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, T. 24 S., R. 8 E.W.M., to provide roadway ingress, egress and for the installation and maintenance of public or private utilities to said appurtenant properties lying in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 36.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Galen McConnell the 18th day
of May A.D., 19 98 at 3:12 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 16885.

FEE \$35.00

By Bernetha G. Letsch, County Clerk