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MICHAEL B. & MARGARET H. JAGER
P.O. BOX 245 577
GLENBROOK, NV 89413
Grantor's Name and Address
BRUCE W. HAWKINS & SHAWNA L. HAWKINS
9707 YONNA DRIVE
BONANZA, OR 97623
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
BRUCE W. & SHAWNA L. HAWKINS
9707 YONNA DRIVE
BONANZA, OR 97623
Until requested otherwise, send all tax statements to (Name, Address, Zip):
BRUCE W. & SHAWNA L. HAWKINS
9707 YONNA DRIVE
BONANZA, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
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/instru-
ment/microfilm/reception No. _____,
Records of said County.
Witness my hand and seal of County
affixed.
NAME TITLE
By _____, Deputy.

K-52434

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ MICHAEL B. JAGER AND MARGARET H. JAGER,
HUSBAND AND WIFE
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
BRUCE W. HAWKINS AND SHAWNA L. HAWKINS, HUSBAND AND WIFE
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
ments and appurtenances thereunto belonging or in any way appertaining, situated in _____ Klamath _____ County,
State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

(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 \$ _____ N/A _____, 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 93.030.)

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 _____ 9 _____ day of _____ June _____, 19 98; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

MICHAEL B. JAGER
MARGARET H. JAGER

STATE OF OREGON, County of _____) ss.
This instrument was acknowledged before me on _____ June 7 _____, 19 98,
by _____ Michael B. & Margaret H. Jager
This instrument was acknowledged before me on _____ 6/9 _____, 19 98,
by _____
as _____
of _____

T. MELZER
Notary Public - State of Nevada
Appointment Recorded in: Douglas County
No: 93-3008-5 - Expires April 28, 2011

Notary Public for Oregon
My commission expires 4/29/01

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon

The S $\frac{1}{2}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 13, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described property:

A parcel of land situate in SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 13, and running Northerly along the Westerly side of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 13, 1542.5 feet; thence Southeasterly to a point in the Southerly boundary of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 13, 499.2 feet Easterly from the said point of beginning; thence Westerly along the said Southerly boundary of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 13, 499.2 feet to the said point of beginning.

ALSO EXCEPTING THEREFROM that portion sold to Klamath County for road purposes recorded in Volume 82 page 582, Deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of FIRST AMERICAN TITLE the 12TH day
of JUNE A.D., 19 98 at 3:16 o'clock P M. and duly recorded in Vol. M98
of DEEDS on Page 20168.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Pauline J. Henderson