

NS

61271

Vol. 1798 Page 23183



Tessie B. Ronningen
William S. Anderson, III

Grantor's Name and Address

Tessie B. Ronningen
Kenneth S. Ronningen, Jr.

Grantee's Name and Address

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

Tessie & Kenneth Ronningen
PO box 7342
Klamath Falls OR 97602

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

Tessie & Kenneth Ronningen
PO Box 7342
Klamath Falls OR 97602

AMT 1396-9204

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/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WILLIAM S. ANDERSON, III AND TESSIE B. RONNINGEN AS TENANTS IN COMMON hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TESSIE B. RONNINGEN AND KENNETH S. RONNINGEN, with the rights of survivorship hereinafter called grantee, 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:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

AMFRITILE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 other than money (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 (H), 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 29 day of June, 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 ORS 30.930.

William S. Anderson, III
WILLIAM S. ANDERSON, III
Tessie B. Ronningen
TESSIE B. RONNINGEN

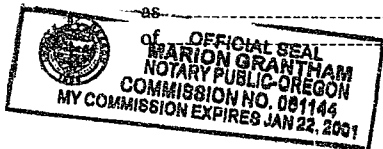
STATE OF OREGON, County of Klamath) ss. 29

This instrument was acknowledged before me on June, 1998
by WILLIAM S. ANDERSON, III AND TESSIE B. RONNINGEN

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Marion Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

98 JUN 30 P 3:40

EXHIBIT "A"
LEGAL DESCRIPTION

23184

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 16' 50" East - 1,899.6 feet distant; thence continuing along said generally accepted fence South 89 degrees 16' 50" West - 674.9 feet; thence North 0 degrees 12' 50" West - 150.0 feet; thence North 89 degrees 16' 50" East - 674.9 feet; thence South 0 degrees 12' 50" East - 150.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day
of June A.D., 19 98 at 3:40 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 23183

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross