

61726

98 JUL -9 19:32

MTC 44935-MS  
BARGAIN AND SALE DEED

Vol. 1198 Page 24217

KNOW ALL MEN BY THESE PRESENTS, that **RAYMOND J. DRISCOLL, AN OREGON CORPORATION** herein called Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto **PHILIP C. DIMICK JR.** Herein 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

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.

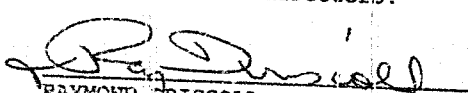
To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, \$ 2500.00

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

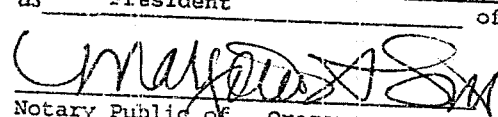
In Witness Whereof, the grantor has executed this instrument this 2nd day of July, 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
RAYMOND DRISCOLL

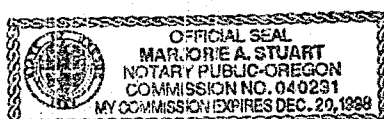
STATE OF Oregon, County of Klamath

)) ss.

acknowledged before me on July 2 1998, by RAYMOND DRISCOLL  
as President of Raymond Driscoll Inc.

  
Notary Public of Oregon  
My commission expires 12-20-98

Escrow No. 44935-MS



AFTER RECORDING RETURN TO:

Philip C. Dimick Jr.  
43643 Highway 62  
Chiloquin, OR 97624

EXHIBIT "A"  
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SW1/4, SW1/4 OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID PARCEL BEING A PORTION OF PARCEL 2 OF LAND PARTITION #57-94 AS RECORDED IN THE KLAMATH COUNTY CLERK'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/16 CORNER OF SAID SECTION 18, THENCE SOUTH 88°56'26" EAST - 515.76 FEET TO THE EAST RIGHT OF WAY OF STATE HIGHWAY 62, THENCE SOUTH 11° 39'58" EAST ALONG SAID RIGHT OF WAY 41.01 FEET, THENCE SOUTH 88°56'26" EAST - 130.00 FEET, THENCE SOUTH 19° 25'00" EAST - 135.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 19°25'00" EAST - 120.00 FEET, THENCE SOUTH 84°17'00" WEST - 30.88 FEET, THENCE NORTH 19°25'00" WEST - 120.00 FEET, THENCE NORTH 84°17'00" EAST - 30.88 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3600 SQUARE FEET.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day  
of July A.D., 19 98 at 9:32 o'clock A. M., and duly recorded in Vol. M98,  
of Deeds on Page 24217.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Rose