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MARY P. MC GUIRE

'98 JUL 10 P3:34

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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.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

TRUSTEES OF THE MC GUIRE FAMILY TRUST

Grantor's Name and Address

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

MC GUIRE FAMILY TRUST
6165 W. LANGELE VALLEY RD.
BONANZA, OR 97623

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

same

44503-KA

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MARY P. MC GUIRE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TRUSTEES OF THE MC GUIRE FAMILY TRUST

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:

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

AMERITITLE, 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 \$ -0- . 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 Φ , 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 10 day of JULY, 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 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.

MARY P. MC GUIRE

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JULY 10, 19 98.

by MARY P. MC GUIRE

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

by _____

as _____

of _____



Kirsten Jensen

Notary Public for Oregon

My commission expires 4/8/02

EXHIBIT "A"
LEGAL DESCRIPTION

24759

PARCEL 1:

A portion of Tract 36, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon, which is South 89 degrees 48' East, 90 feet from the Northwestern corner of said tract; thence South 89 degrees 48' East along the North boundary of said tract a distance of 90 feet; thence South 0 degrees 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence North 89 degrees 48' West 90 feet; thence North 0 degrees 24' East 104.52 feet to the point of beginning.

PARCEL 2:

The Easterly 15 feet at the Northern boundary and continuing South on a straight line for a distance of 116.52 feet of the following described property:

Beginning at the Northwestern corner of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon; thence South 89 degrees 48' East along the North line of said Tract 36, a distance of 90.0 feet; thence South 0 degrees 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence South 46 degrees 30' West, a distance of 48.82 feet, more or less to the Southwesterly boundary of said tract; thence North 43 degrees 30' West 78.5 feet, to the Southwesterly corner of said tract; thence North 0 degrees 24' East along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning, being a portion of Tract 36, HOMEDALE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 10th day
of July A.D., 19 98 at 3:34 o'clock P. M., and duly recorded in Vol. M98
of Needs on Page 24758.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *Bernetha G. Letsch*