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Vol. m98 Page 24874

WAYNE M. COLE

Grantor's Name and Address

WAYNE M. COLE AND JOYCE A. COLE

Grantee's Name and Address

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

7957 TINGLEY LANE

KLAMATH FALLS, OR 97603

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

WAYNE M. COLE &amp; JOYCE A. COLE

7957 Tingley Lane

Klamath Falls, OR 97603

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

KNOW ALL EY THESE PRESENTS that \_\_\_\_\_ WAYNE M. COLE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \_\_\_\_\_ WAYNE M. COLE AND JOYCE A. COLE, HUSBAND AND WIFE

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 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 D, 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 \_\_\_\_\_ 8th 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.

WAYNE M. COLE

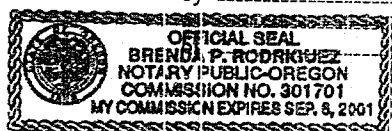
STATE OF OREGON, County of \_\_\_\_\_ KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_ July 7, 1998,

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_



Brenda P. Rodriguez

Notary Public for Oregon

My commission expires 9.8.01

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

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

A parcel of land situated in Section 28, Township 39 South Range 9 East of the Willamette, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northwest corner of said Section 28; thence S 00° 01' 40" W along the westerly line of said Section 28, 51.50 feet; thence leaving said section line S 89° 58' 20" E 756.58 feet to the Northeast corner of that parcel of land described in Deed Volume M73 page 7239, Klamath County Deed records, said point being the Point of Beginning for this description; thence continuing S 89° 58' 20" E, 710 feet, more or less, to a point that is 85.0 feet easterly of the east line NW ¼ NW ¼ of said Section 28; thence Southerly, parallel to but 85.0 feet easterly of said east line NW ¼ NW ¼ a distance of 1300 feet, more or less, to a point on the south line N ½ NW ¼ of said Section 28; thence westerly along said south line N ½ NW ¼ a distance of 620 feet, more or less, to the Southeast corner of that certain tract of land described in Deed Volume M73 page 15764, Klamath County Deed Records; thence Northerly along the east line of that parcel of land described in said Deed Volume M73 page 15764, to the Northeast corner thereof; thence N 17° 05' 05" W along the easterly line of that property as shown on Recorded Survey No. 1631, Klamath County Survey Records, 284.10 feet; thence N 00° 01' 40" E along the easterly line of that parcel of land described in Deed Volume M73 page 7239, Klamath County Deed records, 200.00 feet to the point of beginning.

Together with: An easement for roadway purposes 60.00 feet in width lying 30.00 feet on each side of the following described center line: Beginning at a point on the westerly line of said Section 28 from which the Northwest corner of said Section 28 bears N 00° 01' 40" E, 21.50 feet; thence S 89° 58' 20" E, 1466 feet, more or less, to a point that is 85.0 feet easterly of the east line NW ¼ NW ¼ of said Section 28, said point being the easterly terminus of this easement.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 13th day  
of July A.D., 19 98 at 11:27 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 24874.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Roseline M. Mendenhall