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Vol. 198 Page 31952



WESGO COMPANY, a partnership

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 \_\_\_\_\_

Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

MTC 45587-By KR

Grantor's Name and Address

MELVIN L. STEWART &amp; ROBERT J. BOGATAY

Grantee's Name and Address

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

MELVIN L. STEWART &amp; ROBERT J. BOGATAY

5761 Glenridge Way  
Klamath Falls, OR 97603

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

MELVIN L. STEWART &amp; ROBERT J. BOGATAY

5761 Glenridge Way  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MELVIN L. STEWART and BENJAMIN J. MENOLD, partners of WESGO COMPANY, a partnership aka WESGO, a partnership hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MELVIN L. STEWART and ROBERT J. BOGATAY, as tenants in common, each as to an undivided 1/2 interest, 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:

A tract of land situated in the S1/2 SE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of said S1/2 SE1/4 of Section 16 lying Southerly of the U.S.B.R. 1-G Drain, northerly of the U.S.B.R. F-23 lateral, and westerly of the following described line:

Beginning at a point from which the corner common to Sections 15, 16, 21 and 22 bears South 89°47'10" East 682.71 feet and North 00°16'52" East 20.00 feet; thence North 00°16'52" East 89.53 feet; thence along the arc of a curve to the left (radius equals 70.00 feet and central angle equals 33°47'46") 41.29 feet; thence North 33°30'54" West 503.34 feet, more or less, to the southerly right of way line of the U.S.B.R. 1-G Drain.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. other services

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ exchange for \_\_\_\_\_. 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 ☐ and ☒, 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 14th day of August, 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.

WESGO COMPANY AKA WESGO, a partnership

BENJAMIN J. MENOLD, Partner  
MELVIN L. STEWART, Partner

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 8/20/98, 19\_\_\_\_, by MELVIN L. STEWART, Partner of WESGO COMPANY AKA WESGO, a partnership

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

31953

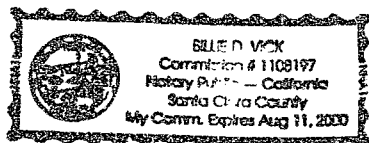
State of: California  
County of: Santa Clara

On: August 14, 1998

before me, Billie D. Vick, Notary Public

Personally appeared: Benjamin J. Menold\*\*\*

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal.

*Billie D. Vick*

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document:

Title or Type of Document:

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

- ☐ Individual  
☐ Corporate Officer  
Title(s):  
☐ Partner -- ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_



Signer is Representing:

- ☐ Individual  
☐ Corporate Officer  
Title(s):  
☐ Partner -- ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_



Signer is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day of August A.D., 19 98 at 11:48 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 31952

FEE \$35.00

By Bernetha G. Leisch County Clerk  
*Kathleen Pres*