



CRATER TITLE INSURANCE

300 West Main • P.O. Box 250
Medford, Oregon 97501
(541) 779-7250 • FAX (541) 779-4013

K50475

ORDER # 98211610AA

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KAREN CHRISTINE BREITHAUPT and GARY LEE GRIMES, Grantor(s), in consideration of \$48,000.00 DOLLARS paid by GARY LEE GRIMES, Grantee(s), do hereby grant, bargain, sell and convey unto the said Grantee(s), their heirs and assigns all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, and State of Oregon, bounded and 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 above described and granted premises unto the said Grantee(s), their heirs and assigns forever.

Witness our hand(s) and seal(s) this 29th day of September 1998

Karen Christine Breithaupt
KAREN CHRISTINE BREITHAUPT

Gary Lee Grimes
GARY LEE GRIMES

STATE OF OREGON)

County of Jackson) ss.

This instrument was acknowledged before me the 29th day of September 1998 by



April Jean Adams
Notary Public for Oregon

My commission expires: 6/5/00

Until a change is requested,
send all tax statements to:
SAME AS OF RECORD

Return document to:
Crater Title Insurance
300 W. Main Street, Medford, OR 97501

39315

ATTACHED EXHIBIT "A" TO THE BARGAIN & SALE DEED

Description

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

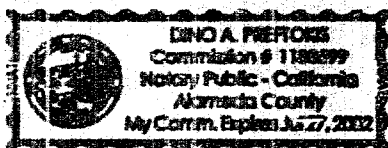
The W $\frac{1}{4}$ V $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ and also, a tract of land described as follows: Beginning at the iron pin which marks the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Twp. 39 S., R. 10 E.W.M., and running thence; South, parallel to the North-South Quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence, South 57°35' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 392 feet to an iron pin; thence, North parallel to the North-South Quarter line a distance of 1,090.6 feet to an iron pin; thence, North 89°40' West, parallel to the North section line a distance of 331 feet, more or less, to the point of beginning in the SE $\frac{1}{4}$ NE $\frac{1}{4}$. All in Section 16, Township 39 South, Range 10 East of the Willamette Meridian.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

} ss.

On October 9, 1998, before me, Dino A. Preforis - Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared KAREN CHRISTINE FREITHAULT
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

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: BARGAIN & SALE DeedDocument Date: SEPTEMBER 29, 1998 Number of Pages: 2Signer(s) Other Than Named Above: GARY LEE GRIMES

Capacity(ies) Claimed by Signer

Signer's Name: _____

☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____Signer Is Representing: HERSELF

Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 27th day
 of October, A.D., 19 98 at 2:34 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 39314

FEE \$40.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross