

NO 70768 98 DEC -2 P3-27

Vol. m98 Page 44109

David J. Roler
19222 N. Poe Valley Road
Klamath Falls, OR 97603
Marjorie A. Walker

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
David J. Roler
19222 N. Poe Valley Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
No Change

SPACE RESERVED
FOR
RECORDERS USE

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/instru-
ment/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 BY THESE PRESENTS that _____ David J. Roler

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
David J. Roler and Marjorie A. Walker, with right of survivorship
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in _____ Klamath _____ County,
State of Oregon, described as follows, to-wit:

See attached description

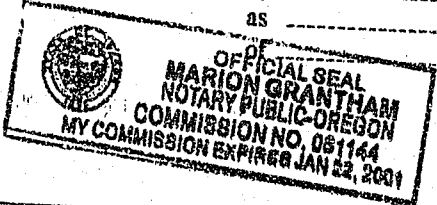
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 @, 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 2nd day of December, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

David J. Roler
David J. Roler

STATE OF OREGON, County of klamath) ss.
This instrument was acknowledged before me on December 2, 1998,
by David J. Roler
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____



Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

A tract of land situated in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at a point on the North line of said Section 20, said point being South 89° 05' 36" West 272.15 feet from the N 1/4 corner of said Section 20; thence continuing South 89° 05' 36" West 1066.44 feet to the West 1/16 corner of said Section 20; thence South 00° 48' 38" East 100.00 feet to the Northwest corner of Lot 4 of said Parcel No. 2; thence North 89° 05' 36" East 759.15 feet to the Northeast corner of Lot 3 of said Parcel No. 2; thence along the Easterly line of said Lot 3, South 1063.53 feet and South 29° 38' 20" West 400.00 feet to the most Southerly corner of said Lot 3, said most Southerly corner being on the Northerly right of way line of the County Road; thence South 60° 21' 40" East along said right of way line 170.00 feet; thence North 29° 38' 20" East 750.00 feet; thence North 00° 54' 24" West 948.37 feet to the point of beginning.

EXCEPTING THEREFROM :

A tract of land situated in the NE 1/4 NW 1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 20, N 89 degrees 05' 36" East 400.00 feet from the W 1/16 corner common to Sections 17 and said Section 20; thence along the North line of said Section 20, N 89 degrees 05' 36" E 360.56 feet; thence South 100.01 feet; thence S 89 degrees 05' 36" W 360.56 feet; thence North 100.01 feet to the point of beginning. With bearings based on recorded survey 1447.

ALSO EXCEPTING THEREFROM:

A Tract of land situated in the NE 1/4 NW 1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the W 1/16 corner common to Section 17 and said Section 20, thence, along the North line of said Section 20, N 89 degrees 05' 36" E 400.00 feet; thence South 100.01 feet; thence S 89 degrees 05' 36" W 398.59 feet to the West line of said NE 1/4 NW 1/4; thence N 00 degrees 48' 38" W 100.00 feet to the point of beginning. With bearings based on recorded survey 1447.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David J. Roler the 2nd day
of December A.D., 19 98 at 3:27 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 44109

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa