

'98 DEC 11 P2:44

*Send tax statements to:*

William W. Bromley  
315 Goodpasture Island Road  
Eugene, Oregon 97401

*After recording return to:*

William W. Bromley  
315 Goodpasture Island Road  
Eugene, Oregon 97401

**BARGAIN AND SALE DEED**

DARA E. McGRADY, surviving spouse of GENE C. McGRADY, deceased, Grantor, conveys to JANET M. JORDAN, Grantee, the following described real property:

My undivided 1/3 interest in PARCEL ONE:

Beginning at a 1 inch iron pipe marking the Northeast corner of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, run thence along the North line of said Section 16 North 89° 27' 24" West 531.50 feet to a point, thence leaving said North line South 7° 33' 16" West 618.23 feet to a point on a private road, thence 77.55 feet along the arc of a 46.00 foot radius curve to the right (the long chord of which bears South 44° 57' 27" East 66.65 feet) thence leaving said road North 57° 37' 46" East 674.49 feet to a point on the East line of said Section 16, thence North 00° 46' 56" West 293.90 feet to the Point of Beginning, all in Klamath County, Oregon. Containing 6.33 acres, more or less.

My undivided 1/21 interest in PARCEL TWO (Roadway):

Beginning at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 16, Township 26 South, Range 10 East, Willamette Meridian, the true point of beginning; thence Northeasterly North 45° 02' 33" East, 939.86 feet; there creating a hub (the radius of which is 46'), the chords of which bear, progressively, North 42° 10' 58" East, 66.66 feet; thence South 44° 57' 27" East 66.65 feet; thence Southwesterly South 47° 54' 09" West, 66.66 feet; thence leaving said hub and bearing South 45° 02' 33" West, 880.78 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of Section 16, thence bearing Westerly North 89° 30' 50" West 84.20 feet; to the TRUE POINT OF BEGINNING, all in Klamath County Oregon.

SUBJECT TO: Encumbrances of record as of the date hereof.

The true and actual consideration for this conveyance is \$0.

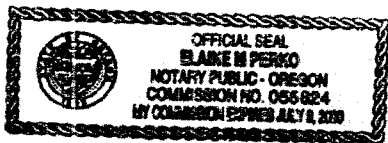
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE THE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 9 day of December, 1998.

Dara E. McGrady  
DARA E. McGRADY

STATE OF OREGON     )  
                                  ) ss.  
County of Lane        )

The foregoing instrument was acknowledged before me this 9 day of December, 1998, by DARA E. McGRADY.



Elaine M. Perko  
Notary Public for Oregon  
My Commission Expires: 07/09/2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Bromley the 11th day  
of Dec A.D., 19 98 at 2:44 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 45406

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross