

74814

Title Order No. 99167654
Escrow No. 99167654Vol. 1799 Page - 5595
This space reserved for recorder's use

99 FEB 18 AM 1:38

After recording return to:

Sherrie J. Damron

PO Box 307

Chiloquin, OR 97624

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Sherrie J. Damron

PO Box 307

Chiloquin, OR 97624

Name, Address, Zip

MTC 47210
STATUTORY
BARGAIN AND SALE DEED

Sherrie J. Damron, Grantor, conveys to Sherrie J. Damron and Sandra J. Damron DeHart, with rights of survivorship, Grantee, the following described real property:

For legal description, please see Exhibit "A" attached.

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.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

Dated this 12th day of February, 1999.

Sherrie J. Damron
Sherrie J. Damron

STATE OF California

County of SAN LUIS OBISPO } ss.

BE IT REMEMBERED, That on this 12TH day of February, 1999, before me, the undersigned, a Notary Public in and for the State of California, personally appeared the within named Sherrie J. Damron

known to me to be the identical individual IS described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

PEGGY HUTCHINS

Peggy Hutchins
My Commission Expires 5/12/01/01/31/00 CALIFORNIA

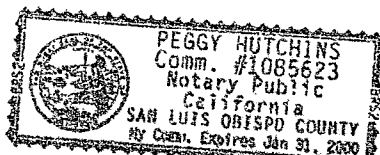


EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

The W1/2 of a portion of the NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NW1/4 NE1/4 of said Section 35; thence West along the North line of said SE1/4 NW1/4 NE1/4, 265 feet to a point; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4, 433.5 feet to a point, said point being the true point of beginning of the tract to be hereinafter described, thence West parallel with the North line of said SE1/4 NW1/4 NE1/4 100 feet to a point; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4 and the NE1/4 SW1/4 NE1/4 of said Section 35, 470 feet, more or less to a point on the Northerly line of Sprague River, thence Northeasterly along the Northerly line of Sprague River, 124.0 feet, more or less, to a point which is 265 feet West of the East line of the NE1/4 SW1/4 NE1/4 of said Section 35, when measured at right angles to said NE1/4 SW1/4 NE1/4; thence North and 265 feet West of the East line of said SE1/4 NW1/4 NE1/4 and NE1/4 SW1/4 NE1/4, 390.0 feet more or less to the true point of beginning.

ALSO, the W1/2 of a parcel of land situate in the NW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NW1/4 NE1/4 of said Section 35, thence West along the North line of said SE1/4 NW1/4 NE1/4, 265 feet to a point; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4, 433.50 feet to the true point of beginning of this description; thence West parallel with the North line of said SE1/4 NW1/4 NE1/4, 100 feet to a point; thence North parallel with the East line of said SE1/4 NW1/4 NE1/4 to a point on the South boundary of the Chilquin-Sprague River Road; thence Easterly along the South boundary of said road to a point of intersection of said South boundary of said road with a line parallel to and 265 feet West of East line of the SE1/4 NW1/4 NE1/4 of said Section 35; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4 to the true point of beginning of this description.

PARCEL 2:

A portion of a tract of land situated in the W1/2 of the NE1/4 in Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the NW corner of the SE1/4 NW1/4 NE1/4 of said Section; thence East at the North line of the SE1/4 NW1/4 NE1/4 205.6 feet to the true point of beginning; thence South 00 degrees 36' 23" East to the center line of the Sprague River; thence Northeast at said center line to a point South of the Southwest corner of Deed Volume M90, page 2741; thence North at the West line of Deed Volume M90, page 2741 to the North line of the SE1/4 NW1/4 NE1/4; thence West at said line to the true point of beginning. EXCEPTING THEREFROM: Any portion lying within the limits of the Chilquin-Sprague River Highway right of way.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of February A.D., 1999 at 11:38 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 5595

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rose