

70303

WAYNE C. MISCO 1989 LIVING TRUST
1117 FAIRVIEW DRIVE
RIGGINS, CA 95661
WAYNE D. MISCO
1117 FAIRVIEW DRIVE
RIGGINS, CA 95661
MURKIN, L. PALMO
CHIEF CLERK, CLERK OF RECORD & CLERK
P.O. BOX 32, RIGGINS, CA 95661
MAIL REQUESTS FOR RECORDS, SEND TO THE CLERK'S OFFICE, RIGGINS, CALIFORNIA 95661

REC'D MAR 23 1989

Vol. M-99 Page 2032

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ A.M., and recorded in book/recd/volume No. _____, on page _____ and/or as fee/file/transfer/microfilm/reception No. _____ Records of said County.

Whereas my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy _____

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WAYNE C. MISCO 1989 LIVING TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WAYNE D. MISCO, a resident man

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

(SEE DESCRIPTION ON REVERSE SIDE OF THIS DOCUMENT)

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 \$ 0.00. 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 term "consists of" if not applicable, should be deleted. See ORS 93.260.) 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 the 18th day of MARCH, 1989, 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 LAW AND REGULATIONS. BEFORE SELLING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACCORDING TO HIS TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY IF THERE ARE ANY RESTRICTIVE LIMITS OR RESTRICTIONS AGAINST BUILDING OR FOREST PRACTICES AS DEFINED IN ORS 93.260.

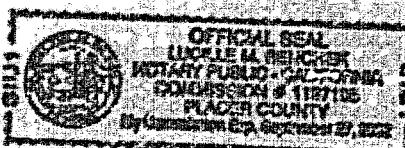
STATE OF CALIFORNIA

COUNTY OF PLACER

SS.

On MARCH 18, 1989, before me, LUCILLE M. BENCHEK, personally appeared WAYNE D. MISCO, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS WHEREFOR, my hand and official seal.



Lucille M. Bencheck
Notary Public

10321

EXHIBIT "A"

A parcel of land situated in the N 1/2 of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, described as follows:

Beginning at the iron pin monument marking the Center one-quarter corner of said Section 3; thence South 89 degrees 30' East along the East-West centerline of said Section a distance of 310.6 feet to an iron pin; thence North 28 degrees 14' West a distance of 200.0 feet to an iron pin on the Easterly boundary of a 30 foot roadway; thence Northerly along said roadway boundary on the arc of a 75 foot radius curve to the left a distance of 63.7 feet to an iron pin marking the end of said curve; thence continuing along said roadway boundary, North 36 degrees 05' 30" West a distance of 370.0 feet to an iron pin marking the most Westerly corner of parcel described in Deed recorded in Volume M-88, Page 11364, Records of Klamath County, Oregon; thence North 71 degrees 37' 46" West a distance of 86.02 feet to a point on the Westerly boundary of said roadway; thence North 42 degrees 13' 19" West a distance of 50.04 feet to the most Northerly corner of parcel herein described; thence South 40 degrees 13' West a distance of 494.73 feet to a point on the Easterly boundary of Riverside Drive; thence following said Easterly boundary the following courses and distances: South 20 degrees 01' 30" East, 27.31 West, 39.04 feet; South 16 degrees 48" West, 133.55 feet; South 19 degrees 42" West 70.56 feet to the East-West center line of Section 3; thence South 89 degrees 30' East along said center line a distance of 340.24 feet to the point of beginning; said parcel containing 8.37 acres including 1.41 acres within the bounds of said 30 foot roadway.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of
of _____ March _____

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|-------|------|------|---------|--------------------------------|-------|
| | | | the | 23rd | day |
| A.D. | 1999 | a.m. | o'clock | A.M. and duly recorded in Vol. | M-39 |
| of | | | | on Page | 10321 |
| Deeds | | | | | |

FEE \$35.00

Linda Smith, County Clerk

Kathleen Boas