

76823

Vol. 1149 Page 10323

WAYNE C. MISCO 1989 LIVING TRUST

MAR 23 - 11:58

1117 SALMON DRIVE

ROSEVILLE, CA 95661

WAYNE D. MISCO

1117 SALMON DRIVE

ROSEVILLE, CA 95661

After recording, return to (Name, Address, City)

FISCHER, E. BALDO

CHAMBERLAIN, CELESTINE & BALDO

P.O. BOX 22, ALBANY, CA 95004

WAYNE D. MISCO

1117 SALMON DRIVE

ROSEVILLE, CA 95661

STATE OF OREGON,

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/instrument/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 PARTISANS that WAYNE D. MISCO, as Sole Surviving Trustee of the

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 married man

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

(SEE DESCRIPTION ON REVERSE SIDE OF THIS DOCUMENT)

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 \$_____. 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 brackets, if not applicable, should be deleted. See ORS 93.001.)

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 _____ 18th day of _____, 1999. 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 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY (PREFERRED) USES AND TO DETERMINE ANY LIMITS ON LANDOWNER'S ABILITY TO MAKE OR FOREST PRACTICES AS DEFINED IN ORS 93.002.

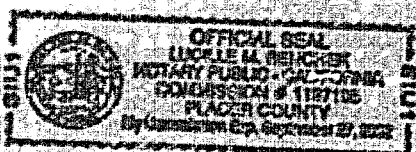
Wayne D. Misco
WAYNE D. MISCO, as Sole Surviving Trustee
of the WAYNE C. MISCO 1989 LIVING TRUST

STATE OF CALIFORNIA

COUNTY OF PLACER

On MARCH 18, 1999, 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 WHEREOF, my hand and official seal.



Lucille M. Benchek
Notary Public

10321

EXHIBIT "A"

A parcel of land situated in the N 1/2 of Section 5, 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 5; thence South 89 degrees 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28 degrees 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway; thence Northerly along said roadway boundary on the arc of a 75 foot radius curve to the left a distance of 45.7 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 494.75 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 feet; South 06 degrees 46' East, 38.04 feet; South 0 degrees 29' West, 38.04 feet; South 16 degrees 48' West, 133.53 feet and South 19 degrees 42' West 70.56 feet to the East-West center line of Section 5; thence South 89 degrees 30' East along said center line a distance of 340.24 feet to the point of beginning; said parcel containing 8.17 acres including 1.41 acres within the bounds of said 50 foot roadway.

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of _____
 of _____ March _____ A.D. 1999 at _____ 11:58 o'clock _____ M. and duly recorded in Vol. _____ M99
 of _____ Days _____ on Page 10323

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Brown