

NS

99 APR 30 P3:34

Vol. M99 Page

16504

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

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 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 PRESENTS that George A. Carleton

herein after called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gregory G. Carleton & Wendy R. Carleton, husband & wife, herein after 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 Klamath County, State of Oregon, described as follows, to-wit:

Please see attached Exhibit "A"

(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 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 23 day of Feb, 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 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.

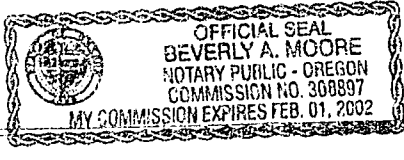
STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on February 23, 1999.by George A. Carleton

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 2-1-02



EXHIBIT "A"

16505

Beginning at the Southeast corner of the SW 1/4, said point of beginning on the North right of way line of the existing county road; thence Northerly along Westerly right of way line of the existing canal a distance 600 feet; thence Westerly a distance of 200 feet; thence South and parallel to the Westerly right of way line of said canal a distance of 600 feet to the Northerly right of way line of the County road; thence East and along said Northerly right of way line of said County road a distance of 200 feet, more or less, to the point of beginning, all in Section 36, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion thereof lying within a 10 foot ditch conveyed to the United States of America by Deed recorded November 18, 1908 in Volume 25, page 223, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM any portion thereof lying within a 30 foot ditch known as the "Half-Way Lateral" is conveyed to the United States of America by Deed recorded November 16, 1908 in Volume 24, page 613, Deed Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of \_\_\_\_\_ the 30TH day  
 of APRIL A.D., 1999 at 3:34 o'clock P. M. and duly recorded in Vol. 199  
 of DEEDS on Page 16504

FEE 35.00

Linda Smith, County Clerk  
 by *Linda Smith*