

74118

99 FEB -3 P3:08

Vol. 1639 Page 4087

Kenneth M. & Marie M. Curbow
P.O. Box 190
Crescent, Oregon 97733

Grantor's Name and Address

Jody M. Jones
143621 Juno's Rd.
Gilchrist, Oregon 97737

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kenneth S. & Marie M. Curbow
P.O. Box 190
Crescent, Oregon 97733Until requested otherwise, send all tax statements to (Name, Address, Zip):
Same as aboveSPACE RESERVED
FOR
RECORDER'S USE

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/or as fee/file/instru-
ment/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 Kenneth S. Curbow and Marie M. Curbow, husband
and wifehereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Jodie M. Jones, an individualhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in _____ Klamath _____ County,
State of Oregon, described as follows, to-wit:Parcel 1 of Land Partition No. 61-96/Curbow, filed January 18, 1997. *MC*Township 24 South, Range 8 East, Section 25B Tax Lot ~~25B~~ 502 *MC*

(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 \$10,000.00. 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 sentence between the symbols ☐ and ☒, if not applicable, should be deleted. See ORS 93.020.)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 1st day of February, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRI-
ATE 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.*Kenneth S. Curbow**Marie M. Curbow*

STATE OF OREGON, County of Deschutes

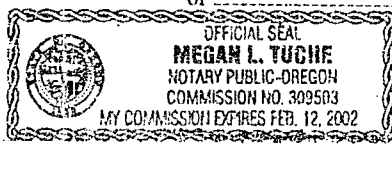
This instrument was acknowledged before me on February 1st, 1999,
by Kenneth M. Curbow and Marie M. Curbow

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

*Megan L. Tuche*

Notary Public for Oregon

My commission expires 2-12-02

99 FEB -3 P2:56

N 89°46'55" E, 219.96'(M)
N 89°47'56" E, 220.00'(1&D)

N 89°47'42" E, 219.84'(M)
N 89°47'56" E, 220.00'(1)

4088 SURVEYOR

16636

I, JEFF KIRK, A PROFESSIONAL
PLAT REPRESENTING A SURVEY
MAP, FOR THE FOLLOWING

ALL THAT TRACT OF LAND
AS FOLLOWS:

COMMENCING AT THE S
ALONG THE SOUTH LINE
DESCRIBED IN INSTRUMENT
SE1/4 NW1/4, 220.03'
KLAMATH COUNTY DEED
DISTANCE: 20.34 FEET
RIGHT OF WAY OF SAID
BEING LOCATED ON THE
SE1/4 NW1/4 AND TRACT
OF LAND DESCRIBED IN
ALONG THE WEST LINE
FEET TO SAID SOUTHERLY
EXCEPTING THEREFROM
CONTAINING 6.67 ACRES

SURVEYOR

THE PURPOSE OF THIS
M94-31364, TAX LOT

THE LINES FOR SAID TRACT

THE NORTHERLY LINES
COUNTY ROAD, DETERMINE

THE EASTERLY LINE OF
NORTHERLY RIGHT OF

THE SOUTHEAST AND SOUTHWEST
INTERSECTIONS OF SAID

THE BASIS OF BEARING
RAMEY ACRES, MEASURED

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF KLAMATH

BEFORE ME, A NOTARY
PERSONALLY KNOWN,
FOREGOING DECLARATION

SUBSCRIBER AND SWORN

Margaret
NOTARY PUBLIC FOR

MY COMMISSION EXPIRES

N 00°07'55" E (M), 1319.93'(C)
N 00°08'37" E (1&D), 1320.24'(1)
1199.59'(M)
1199.78'(1)

PARCEL 3

4.16 AC GROSS
3.87 AC NET

TL 500

S 89°31'03" E, 220.00'(C)

Tax Lot # 501

PARCEL 2
1.00 AC GROSS
0.93 AC NET

S 89°31'03" E, 220.02'(C)

Tax Lot # 502

PARCEL 1
1.51 AC GROSS
0.94 AC NET

N 89°31'03" W, 440.05'(M)

PARCEL 3
LP 62-96/JENSEN

PARCEL 2
LP 62-96/JENSEN

TL 600

30.00' WIDE EASEMENT FOR
ROAD AND UTILITY PURPOSES,
15.00' EACH SIDE OF THE EAST
LINE OF PARCELS 1, 2 & 3
SEE LP 62-96/JENSEN

① FD 5/8" IR(1) BENT
0.40'N & 0.05'E
OF CALCULATED POSITION,
DESTROYED BY RECENT
ROAD CONSTRUCTION
NOT RE-SET THIS SURVEY

② ACCESS TO PARCEL 1
MUST BE FROM EASEMENT,
ACCESS FROM PARCEL 1
DIRECTLY ONTO THE ODELL
CRESCENT ROAD WILL NOT
BE ALLOWED.

PARCEL 1
LP 62-96/JENSEN

440.05'(M)

S 00°06'57" W (M), 1319.25'(C)
N 00°08'37" E, 1319.47'(1)

STATE OF OREGON COUNTY OF KLAMATH

Filed for record at request of First American Title the 3rd day
of February, A.D., 1999 at 3:08 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 4087

INDEXED
D. V. I. /
by *Kathleen*
Linda Smith, County Clerk

16637

State of Oregon, County of Klamath
Recorded May 3, 1999, at 2:56 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 15.00

Linda Smith