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Vol M99 Page 20786

'99 MAY 25 AM 11:44

WALTER L. & SHIRLEY I. MENEFFEE
433 OLD FORT ROAD
KLAMATH FALLS, OREGON 97601

KATHERINE L. KAY
433 OLD FORT ROAD
KLAMATH FALLS, OREGON 97601

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

KATHERINE L. KAY
433 OLD FORT ROAD
KLAMATH FALLS, OREGON 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

KATHERINE L. KAY
433 OLD FORT ROAD
KLAMATH FALLS, OREGON 97601

SPACE RESERVE
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 5/25/99, at 11:44 a.m.
In Vol. M99 Page 20786
Linda Smith, County Clerk
Fee \$ 30-

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

Linda Smith

WALTER L. MENEFFEE AND SHIRLEY I. MENEFFEE, Grantor,
conveys to KATHERINE L. KAY, Grantee,

the following real property situated in KLAMATH County, Oregon, to-wit: A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9, East of the Willamette Meridian, described as follows:

Beginning at a point which is the Northeast corner of Dixon Addition; which point is also the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9, East of the Willamette Meridian; thence East along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, 50 feet to the true point of beginning; thence East along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, 150 feet; thence North to the South line of Old Fort Road; thence Westerly & Southerly along the South line of said road to the Northeast corner of property, recorded October 16, 1942 in Vol. 150, page 415, Klamath County deed records; thence South along the East line of said property and 50 feet East of the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 28 to the point of beginning.

Subject, however to right of way easement, including the terms and provisions thereof, given by Wilson Title & Abstract Co., to the California-Oregon Power Co., dated Jan. 25, 1944, recorded in Vol. 162, pg. 111, records of Klamath County.

THE TRUE AND ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION.

Dated this 25th day of MAY, 1999.

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.

X Walter & Shirley Meneffee

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 25, 1999, by Walter L. Meneffee and Shirley I. Meneffee

Sandra A Hill

Notary Public for Oregon
My commission expires 7-14-2001

