

199

99 JUN -2 P3:23

Vol. M99 Page 21766



CHARLOTTE MC DONALD
4620 Sierra Street
Riverside, Ca. 92504

Merrie Schrott
P. O. Box 2693
La Pine, Or. 97739

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

Merrie Schrott
P. O. Box 2693
La Pine, Or. 97739

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

Merrie Schrott
P. O. Box 2693
La Pine, Or. 2693

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

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/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 CHARLOTTE MC DONALD

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
MERRIE SCHROTT

hereinafter 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:

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 \$ 10.00. 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 93.030.)

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 16th day of May, 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Charlotte McDonald
CHARLOTTE MC DONALD

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on May 26, 1999,
by Charlotte MC Donald

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

by _____
as _____
of _____



OFFICIAL SEAL
NICOLE L. CLARK
NOTARY PUBLIC-OREGON
COMMISSION NO. 051220
MY COMMISSION EXPIRES FEBRUARY 28, 2000

Nicole L. Clark
Notary Public for Oregon
My commission expires 2/28/2000

35

EXHIBIT "A"

21767

LOT LINE ADJUSTMENT 47-98
DEEDS: VOL. M90/1816 AND
VOL. M93/33688

PARCEL 2

THE LANDS DESCRIBED IN WARRANTY DEED RECORDED JANUARY 26, 1990 IN VOLUME M90, PAGE 1816 AND SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 1993 IN VOLUME M93, PAGE 33688 BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN VOLUME M90, PAGE 1816, SAID POINT LYING THEREON SOUTH 89°32'59" EAST, 287.36 FEET FROM THE SOUTHWEST CORNER OF SAID DEED; THENCE NORTH 12°00'55" EAST, 417.22 FEET; THENCE NORTH 06°10'38" WEST, 257.27 FEET TO A POINT ON THE NORTHERLY LINE OF LAND DESCRIBED IN SAID DEED RECORDED IN VOLUME M93, PAGE 33688, SAID POINT LYING THEREON SOUTH 89°15'45" EAST, 333.60 FEET FROM THE NORTHWEST CORNER OF SAID DEED.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

SUBJECT TO: A 20 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS, THE SOUTHERLY LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DEED RECORDED IN VOLUME M90, PAGE 1816; THENCE ALONG THE SOUTHERLY LINE OF SAID DEED NORTH 89°32'59" WEST, 372.84 FEET TO A POINT, SAID POINT LYING ON SAID SOUTHERLY LINE SOUTH 89°32'59" EAST, 287.36 FEET FROM THE SOUTHWEST CORNER OF SAID DEED.

THE SIDELINES OF SAID ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN AND END ON BOUNDARY LINES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David H. Williams

OREGON
JUL 22, 1994
DAVID H. WILLIAMS

EXPIRES: JUNE 30, 2000

State of Oregon, County of Klamath
Recorded 6/02/99, at 3:23 p.m.

In Vol. M99 Page 21766

Linda Smith, County Clerk

Fee \$

85.00 Linda Smith

3/12/99