

NS 1999 JUN 30 AM 11:44

Vol M99 Page 26106

GREGORY G. CARLETON & WENDY L. CARLETON

Grantor's Name and Address

GEORGE A. CARLETON

PO BOX 362

MERRILL OR 97633

Grantee's Name and Address

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

GEORGE A. CARLETON

PO BOX 362

MERRILL OR 97633

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

GEORGE A. CARLETON

PO BOX 362

MERRILL OR 97633

AMERICAN TITLE has recorded this instrument as an accommodation only, and has not been paid for regularity and correctness of the title to any real property or as to its effect thereon. That may be seen therein.

State of Oregon, County of Klamath
Recorded 6/30/99, at 11:44 a.m.
In Vol. M99 Page 26106
Linda Smith,
County Clerk Fees 30 RR

MTG 1396-1089

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GREGORY G. CARLETON & WENDY L. CARLETON, aka WENDY R. CARLETON

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

GEORGE A. CARLETON

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 Klamath County, State of Oregon, described as follows, to-wit:

The North half of the West 183.75 feet of the West half of the South half of the North half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, State of Oregon.

EXCEPTING therefrom that portion lying within Third Street, Lincoln Street or the alley as set out in Deed recorded August 14, 1945 in Volume 196, page 433.

EXCEPTING therefrom a portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, described as follows:

BEGINNING at a point which lies North along the Section line 825 feet from the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, which point is the Southeast corner of that certain parcel of land described in Deed Book 175, page 345, Records of Klamath County, Oregon, thence East 40 feet; which is the True Point of Beginning of the parcel of land herein described and lies on the East boundary line of a dedicated street; thence continuing East along a line parallel to the South line of the said Southeast Quarter of the Southwest Quarter, 135.75 feet to the West line of a dedicated alley, thence North along the West line of said alley 62.5 feet; thence West, parallel to the South line of said Southeast Quarter of the Southwest Quarter; 135.75 feet, to the East line of the above mentioned Street; thence South along the East line of said Street 62.5 feet, more or less, to the Point of Beginning.

(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 \$ 1.00. 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 Φ , 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 29th day of June, 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.

GREGORY G. CARLETON

WENDY L. CARLETON

WENDY R. CARLETON

STATE OF OREGON, County of Klamath ss.

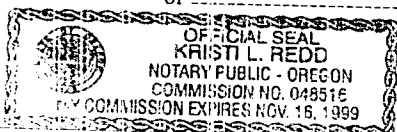
This instrument was acknowledged before me on June 29, 1999, by WENDY R. CARLETON and GREGORY G. CARLETON

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

by _____,

as _____,

of _____,



Notary Public for Oregon

My commission expires 11/16/99