

Grantor: O'Connor Livestock Company

2075 Calhoun

Klamath Falls, OR 97601

Grantee: James B. O'Connor, et al

Vol. M99 Page 45477

1999 NOV 16 AM 11:13

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AFTER RECORDING RETURN TO:

James B. O'Connor
5537 Sturdivant
Klamath Falls, OR 97603

MT49212-PS

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That O'CONNOR LIVESTOCK COMPANY, an Oregon corporation, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto JAMES B. O'CONNOR & RHONDA G. O'CONNOR, as tenants by the entirety and JOHN O'CONNOR AND JOANNE O'CONNOR, as tenants in common, herein 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

See legal description attached hereto and made a part hereof.

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other than money

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of October, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tax statements shall be mailed to: James B. O'Connor

5537 Sturdivant, Klamath Falls, OR 97603

GRANTOR: O'CONNOR LIVESTOCK COMPANY, an Oregon corporation

By: John M O Connor
John M. O'Connor, President

STATE OF Oregon

COUNTY OF Klamath

SS. 10/20 19 99

Personally appeared the above named John M. O'Connor, President of O'Connor Livestock Company, an Oregon corporation

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2000

TRU SURVEYING, INC. LINE

TELEPHONE (541) 884-3691
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

AUGUST 30, 1999

LEGAL DESCRIPTION FOR PROPERTY LINE ADJUSTMENT 39-99

LOT 2 TO LOT 3

A TRACT OF LAND BEING A PORTION OF LOT 2 OF "TRACT 1320 - KLAMATH HILLS", SITUATED IN THE SE1/4 OF SECTION 31, T40S, R10EW, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LOT LINE COMMON TO LOT 3 AND SAID LOT 2, FROM WHICH THE NORTHERLY CORNER COMMON TO SAID LOTS 2 AND 3 BEARS N15°59'42"W 264.89 FEET; THENCE S15°59'42"E, ALONG THE SAID COMMON LINE, 1200.72 FEET TO THE MOST SOUTHERLY CORNER COMMON TO SAID LOTS 2 AND 3; THENCE, ALONG THE BOUNDARY OF SAID LOT 2, ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 50.00 FEET AND CENTRAL ANGLE EQUALS 127°11'27") 111.00 FEET TO THE CORNER COMMON TO LOT 1 AND SAID LOT 2; THENCE WEST, ALONG THE SAID COMMON LINE, 272.35 FEET; THENCE LEAVING SAID COMMON LINE, N15°59'42"W 1283.20 FEET; THENCE N89°50'20"E 334.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.40 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1320 - KLAMATH HILLS".

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor
DENNIS A. ENSOR O.L.S. 2442

State of Oregon, County of Klamath
Recorded 11/16/99, at 11:34 a.m.
In Vol. M99 Page 45477
Linda Smith,
County Clerk Fee \$ 35⁰⁰

EXPIRES 12/31/99