

NN

200 JAN 24 AM 11:05

Peggy Sue Baugher

Grantor's Name and Address  
Lawrence D. Watson

Peggy Sue Watson

Grantee's Name and Address

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

Lawrence &amp; Peggy Watson

22148 Highway 140 E.

Dairy, OR 97625

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

Same

SPACE RESERVED  
FOR  
RECORDER'S USE

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STATE OF OREGON,

County of \_\_\_\_\_

} ss.

I certify that the within instrument was received for record on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/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 Peggy Sue Baugher now known as Peggy Sue Watson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lawrence D. Watson and Peggy Sue Watson

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:

Please 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 \$to convey title. 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 ®, 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 on \_\_\_\_\_; 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.

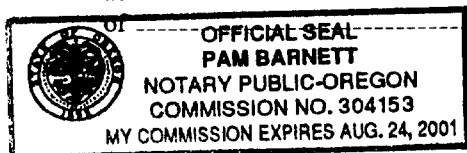
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Peggy Sue Baugher, now known as Peggy Sue Watson*  
Peggy Sue Baugher, now known as Peggy Sue Watson

STATE OF OREGON, County of Klamath \_\_\_\_\_) ss.

This instrument was acknowledged before me on January 19th, 2000, by Peggy Sue Baugher, now known as Peggy Sue Watson

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_



*Pam Barnett*  
Notary Public for Oregon  
My commission expires Aug. 24, 2001

## PARCEL 1:

A piece or parcel of land situated in the S 1/2 of the NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at Page 23, Deed Records of Klamath County, Oregon, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47 degrees 03' West 1836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77 degrees 05' West 126.2 feet distant; thence South 0 degrees 34' West 180 feet; thence South 62 degrees 29' West 186.6 feet, more or less, to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A. L. Michael by Martin Stoehsler et al., by deed dated February 19, 1925 and recorded in Book 66 at Page 552, Deed Records of Klamath County, Oregon; thence South 1 degree 45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0 degrees 34' East; thence North 0 degrees 34' East 636.3 feet, more or less, to the point of beginning.

## PARCEL 2:

A piece or parcel of land situate in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon by deed dated July 18, 1936 and recorded in Book 107 at Page 23, Deed Records of Klamath County, Oregon, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44 degrees 49' West, 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68 degrees 36' West, 50.0 feet distant; thence South 11 degrees 45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62 degrees 29' East, 11.3 feet; thence North 0 degrees 34' East 180.0 feet, more or less to the said point of beginning.

CODE 37 MAP 3811-V34BO TL 3100      CODE 37 MAP 3811-V34BO TL 3200

State of Oregon, County of Klamath  
Recorded 1/24/00, at 11:05 A.M.  
In Vol. M00 Page 2388  
Linda Smith,  
County Clerk      Fee \$ 26.00