

NS

200 MAR -9 PM 3:15

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Grantor's Name and Address

Grantee's Name and Address

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

Douglas and Susan Kirby

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

same as aboveSPACE RESERVED  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 3/09/00, at 3:15 p.m.  
In Vol. M00 Page 7625  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CIRCLE FIVE RANCH, INC., an Oregon Corporationhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DOUGLAS KIRBY AND SUSAN KIRBY, HUSBAND AND WIFEhereinafter 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:

*22*

*Southeast*

The North one-half of the ~~Northeast~~ <sup>Southeast</sup> one-quarter of Section ~~30~~ <sup>19</sup>, Township 39 South, Range 13, E.W.M., Klamath County, Oregon, together with an access and utility easement over and across the East 40 feet of the ~~Southwest~~ <sup>Southwest</sup> one-quarter of the Northeast one-quarter and across the East 40 feet of the North 30 feet of the Northwest one-quarter of the Southeast one quarter of said Section 30.

SEE CORRECTED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" MADE A PART HEREOF.

(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 \$ 8,000.00. 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 @, 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 1st day of October, 1998; 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.

Circle Five Ranch, Inc.By- Louis RandallBy- Deborah Kness-OchoaSTATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 1, 1998, 1998, by Louis Randall & Deborah Kness-OchoaThis instrument was acknowledged before me on October 1, 1998, 1998, by LOUIS RANDALL & DEBORAH KNESS-OCCHOA as PRESIDENT & SECRETARY of Circle Five Ranch, Inc.

Notary Public for Oregon

My commission expires 11/16/9926  
CK

**EXHIBIT "A"**

The SW1/4 of the NE1/4 and the North 1/2 of the SE1/4 of Section 19, Township 39 South, Range 13, E.W.M., Klamath County, Oregon, Together with an easement 40 feet in width over and across the East 40 feet of the North 30 feet of the NW1/4 of the SE1/4; the East 40 feet of the W1/2 of the NE1/4 of Section 30; and the East 40 feet of the SW1/4 of the SE1/4 of Section 19, Township 39 South, Range 13, E.W.M., Klamath County, Oregon. Said easement is for ingress, egress and public utilities.

Unofficial  
Copy