

NN

Vol M00 Page 19352DANIEL LEE EDDY

STATE OF OREGON,

County of _____

ss.

Grantee's Name and Address
CYNTHIA JEAN POSTLETHWAIT

200 MAY 20 PM 3:15

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.

SPACE RESERVED
FOR
RECORDER'S USEAfter recording, return to (Name, Address, Zip):

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

MTC 51008-LW

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DANIEL LEE EDDY

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

CYNTHIA JEAN POSTLETHWAIThereinafter 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 ®, 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 May 11, 2000; 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.

Daniel Lee Eddy
DANIEL LEE EDDYSTATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on May 11, 2000,
by DANIEL LEE EDDYThis instrument was acknowledged before me on _____,
by _____
as _____

Notary Public for Oregon

My commission expires 11/16/2003

31.00 m

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1

A parcel of land located in the W1/2 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter section corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along the section line North 0 degrees 06' East 495.55 feet; thence North 89 degrees 55' East 523.76 feet; thence South 0 degrees 10' East 615.74 feet to the Northerly right of way line of Autumn Avenue; thence along said right of way line South 89 degrees 17' West 527.34 feet, more or less to the West line of Section 5; thence along the section line North 0 degrees 06' East 125.7 feet, more or less to the point of beginning; the above description is based on Record Survey No. 65 performed by W. R. Canton in December, 1948.

LESS AND EXCEPT the following described parcel of land situated in the SW1/4 NW1/4 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of said Section 5, said point being North 00 degrees 06' East a distance of 495.55 feet from the iron axle marking the West quarter corner of said Section 5 and said point being on the South line of that tract of land described in Deed Volume 464 at page 77, Klamath County Deed Records; thence North 89 degrees 55' East along the South line of said tract of land a distance of 523.76 feet to an iron pin; thence South 00 degrees 10' East a distance of 65.60 feet to an iron pin (said point being the Northeast corner of that tract of land described as Parcel No. 1 of Deed Volume 350 at page 249, Klamath County Deed Records); thence South 89 degrees 17' West parallel with the centerline of Lewis Lane (and along the North line of said tract of land) to the West line of said Section 5; thence North 00 degrees 06' East along the West line of said Section to the point of beginning.

PARCEL 2

Beginning at an iron pin which lies South 0 degrees 06' West along the section line a distance of 155.7 feet and North 89 degrees 17' East along the center line of Lewis Lane a distance of 527.48 feet and North 0 degrees 10' West a distance of 580.14 feet from the iron axle which marks the quarter section corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 17' East parallel to the centerline of Lewis Lane a distance of 375.87 feet to an iron pin which marks the Northwest corner of the Seim property described in Book 59 at Page 597, Deed Records of Klamath County, Oregon; thence North 0 degrees 10' West a distance of 61.3 feet to an iron pin on the South line of the Kirkpatrick property described in Book 77 at Page 464, Deed Records of Klamath County, Oregon; thence South 89 degrees 55' West along the South line of the Kirkpatrick property a distance of 375.85 feet to an iron pin; thence South 0 degrees 10' East a distance of 65.6 feet, more or less to the point of beginning.

- Continued -

EXHIBIT "A"
LEGAL DESCRIPTION
CONTINUED

PARCEL 3

Beginning at an iron pin at the North right of way line of Lewis Lane which lies South 0 degrees 06' West along the section line a distance of 155.7 feet and North 89 degrees 17' East along the center line of Lewis Lane a distance of 527.48 feet and North 0 degrees 10' West a distance of 30 feet from the iron axle which marks the quarter section corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 17' East along the Northerly right of way line of Lewis Lane a distance of 20 feet to a point; thence North 0 degrees 10' West a distance of 213.1 feet to a point; thence North 89 degrees 17' East a distance of 355.87 feet to an iron pin which lies on the Westerly line of that certain piece of property known as the Seim property described in Book 59 at Page 597, Deed Records of Klamath County, Oregon; thence North 0 degrees 10' West along the West line of the Seim property a distance of 337.04 feet to an iron pin; thence South 89 degrees 17' West parallel to the center line of Lewis Lane a distance of 375.87 feet to an iron pin; thence South 0 degrees 10' East a distance of 550.14 feet, more or less to the point of beginning.

*** END ***

State of Oregon, County of Klamath
Recorded 05/30/00, at 3:15 p.m.
In Vol. M00 Page 19352
Linda Smith,
County Clerk Fee \$ 31.⁰⁰