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Mary P. McGuire &amp; William P. Rutherford

6165 West Langell Valley Rd

Bonanza, OR 97623

Grantor's Name and Address

Mary P. McGuire, Trustee

6165 West Langell Valley Rd

Bonanza, OR 97623

Grantee's Name and Address

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

Mary P. McGuire

6165 West Langell Valley Rd

Bonanza, OR 97623

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

Same

SPACE RESERVED  
FOR  
RECORDER'S USE

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.

MTC 1396-1931

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mary P. McGuire and William P. Rutherford, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto The McGuire Family Trust, U.A.D. June 29, 1995, 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:

SEE "EXHIBIT A" WHICH IS ATTACHED HERETO

AMERITILE, has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ none. 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  $\Phi$ , 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 June 23, 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.

*Mary P. McGuire*  
*William P. Rutherford*

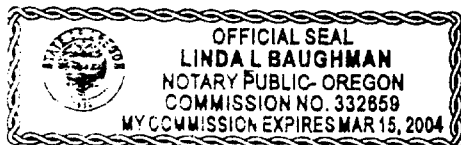
STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on June 23, 2000, by Mary P. McGuire and William P. Rutherford

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

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



*Linda L. Baughman*  
Notary Public for Oregon  
My commission expires 3-15-04

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

**All that portion of the NW1/4 SE1/4 and S1/2 SE1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon,**

**PARCEL 2:**

**A portion of the NE1/4 SE1/4 of Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the Southwest corner of said NE1/4 SE1/4; thence North 100 feet; thence East 100 feet; thence South 100 feet; thence West 100 feet to the point of beginning.**

**State of Oregon, County of Klamath**  
Recorded 06/29/00, at 11:24 a. m.  
In Vol. M00 Page 23861  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>