

NE K56528

Vol M01 Page 3262



Lorina Martha Dyess
P.O. Box 131
Crescent, OR 97733

Lorina Dyess & Floyd Percy
P.O. Box 131
Crescent, OR 97733

Floyd Percy
P.O. Box 131
Crescent, OR 97733

Same as above

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of _____
 I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____, at
 _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page
 _____ and/or as fee/file/instru-
 ment/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 Lorina Martha Dyess,
an individual
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Floyd L. Percy, an individual
 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 attached Exhibit "A"

2001 JAN 26 PM 2:53

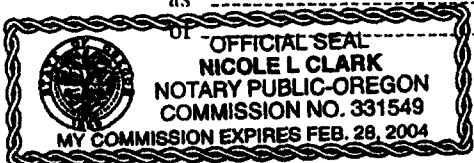
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ Vesting Only. 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 23 day of January, 2001; 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 REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

Lorina Martha Dyess

STATE OF OREGON, County of Deschutes) ss.
 This instrument was acknowledged before me on 1/23/01,
 by Lorina Martha Dyess
 This instrument was acknowledged before me on _____, 19____,
 by _____
 as _____



Nicole L. Clark
 Notary Public for Oregon
 My commission expires 2/28/04

oc
 K26

EXHIBIT "A"
DESCRIPTION OF PROPERTY

47246

3263

The following described real property situate in Klamath County, Oregon:

Parcel 1:

A parcel of land in the NW1/4NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the West line of Section 31 from which the North one-sixteenth corner common to Sections 31 and 36 bears South 00°05'43" West 416.67 feet; thence along the West line of Section 31, North 00°05'43" East 331.51 feet to a point; thence along a line at right angle to U. S. Highway 97, South 84°43'17" East 327.45 feet to a point; thence along a line parallel with U. S. Highway 97 and 250 feet from the centerline thereof, South 25°16'43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, South 64°43'17" East 200.00 feet to a #5 steel rod along the Northwest line of U. S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U. S. Highway 97, South 25°16'42" West, 60.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64°43'17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U. S. Highway 97, South 25°16'43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64°43'17" West 186.39 feet to the point of beginning.

With bearings based on Survey #3512 as filed with the Klamath County Engineers office

SAVING AND EXCEPTING THEREFROM the following:

Beginning at a point, a #5 steel rod set along the West line of Section 31, from which the Northwest corner of Section 31 bears N. 00°05'43" E. 579.36 feet; thence along a line at a right angle to U. S. Highway 97, S. 64°43'17" E. 239.81 feet to a #5 x 30" rod; thence along a line parallel with said highway and 337.64 feet from the centerline thereof, S. 25°16'43" W. 300.00 feet to a #5 x 30" steel rod; thence along a line at a right angle to said highway N. 64°43'17" W. 98.75 feet to a #5 steel rod set along the West line of Section 31; thence along the West line of Section 31, N. 00°05'43" E. 331.51 feet to the point of beginning.

Parcel 2:

The North 120 feet of a parcel of land described as follows:

Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian 857.6 feet; thence running Southerly along the West line of the new survey of U. S. Highway 97, 1085 feet to a point of description of tract herein conveyed; thence running Westerly at right angles to said U. S. Highway 97, 100 feet; thence Southerly parallel to U. S. Highway 97, 300 feet; thence Easterly, at right angles to said U. S. Highway 97, 100 feet; thence Northerly along West line of said U. S. Highway 97, 300 feet to a point of beginning.

The North 120 feet of a parcel of land described as follows:

Beginning at a point 857.6 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian; thence running Southerly along the West line of U. S. Highway 97, 1085 feet; thence Westerly at right angles to said U. S. Highway 97, 100 feet to the point of description for this conveyance; thence running Southerly parallel to said U. S. Highway 97, 300 feet; thence Westerly at right angles to said U. S. Highway 97, 100 feet; thence Northerly parallel to said U. S. Highway 97, 300 feet; thence Easterly at right angles to said U. S. Highway 97, 100 feet to the place of beginning.

State of Oregon, County of Klamath
Recorded 01/26/01, at 253 P. m.
In Vol. M01 Page 3262
Linda Smith,
County Clerk Fee\$ 26-