

01 NOV 13 PM 3:20

Vol M01 Page 58083
STATE OF OREGON, } ss.

ERNEST AND ALBERTA TEAGUE

Grantor's Name and Address

ERNEST AND ALBERT TEAGUE, et al

40361 BUNN WAY

BONANZA, OR 97623

Grantee's Name and Address

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

ERNEST AND ALBERTA TEAGUE

40361 BUNN WAY

BONANZA, OR 97623

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

ERNEST AND ALBERTA TEAGUE

40361 BUNN WAY

BONANZA, OR 97623

SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 11/13/01 3:23 P. m.
In Vol. M01, Page 58083
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

puty.

mtc 54683 -tm

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SEE ATTACHED EXHIBIT "B" WHICH IS MADE A PART
HEREOF BY THIS REFERENCEhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
SEE ATTACHED EXHIBIT "B" WHICH IS MADE A PART HEREOF BY THIS REFERENCEhereinafter 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" 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 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. ② (The sentence between the symbols ①, 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.

SEE ATTACHED SIGNATURE PAGE

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires

36.00 in

EXHIBIT "A"
LEGAL DESCRIPTION

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

The SE1/4, that part of the SW1/4 NE1/4 lying South of the Langell Valley Irrigation District North Canal, all in Section 21, Township 39 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM the following described Parcels A and B:

Parcel A: Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2,041.10 feet; thence North 3 degrees 37' West, 2,059.08 feet; thence South 84 degrees 00' West, 20.02 feet, to the true point of beginning; thence South 84 degrees 00' West 473.40 feet, more or less to the North-South centerline of Section 21; thence North along said centerline to the center one-quarter corner of said Section 21; thence East, along the East-West centerline of said Section 21, to the Langell Valley Irrigation District North Canal; thence Southerly along said canal to a point due East of the true point of beginning; thence West to the true point of beginning.

Parcel B: Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2,041.10 feet; thence North 3 degrees 37' West, 1,233.15 feet; thence North 86 degrees 23' East, 20.00 feet to the true point of beginning; thence North 86 degrees 23' East, 241.32 feet; thence South 34 degrees 27' East, 376.00 feet; thence South 86 degrees 23' West, 434.04 feet; thence North 3 degrees 37' West, 322.86 feet to the true point of beginning.

Subject to a 40.00 foot wide roadway easement, being 20.00 feet either side of the following described centerline: Commencing at the corner common to Sections 21, 22, 27 and 28; thence West, along the South boundary of Section 21, 2,041.10 feet to the true point of beginning; thence North 3 degrees 37' West 2,059.08 feet; thence North 11 degrees 01' West, 239.56 feet.

EXHIBIT "B"
VESTING FOR BARGAIN AND SALE DEED

GRANTORS:

ERNEST J. TEAGUE AND ALBERTA J. TEAGUE AS TRUSTEES OF THE ERNEST JAMES
TEAGUE AND ALBERTA JOANNE TEAGUE JOINT REVOCABLE LIVING TRUST DATED
JUNE 17, 1999

GRANTEES:

ERNEST J. TEAGUE AND ALBERTA J. TEAGUE AS TRUSTEES OF THE ERNEST JAMES
TEAGUE AND ALBERTA JOANNE TEAGUE JOINT REVOCABLE LIVING TRUST DATED
JUNE 17, 1999, PAULETTE HAWKINS AND MARLEE TEAGUE, WITH THE RIGHTS OF
SURVIVORSHIP

EARNEST JAMES TEAGUE AND ALBERTA JOANNE TEAGUE
REVOCABLE LIVING TRUST DATED JUNE 17, 1999

Ernest J. Teague Ernest J. Teague
BY: EARNEST J. TEAGUE, TRUSTEE
EJT

Ernest J. Teague
EARNEST J. TEAGUE
EJT

Alberta J. Teague Trustee
BY: ALBERTA J. TEAGUE, TRUSTEE

Alberta J. Teague
ALBERTA J. TEAGUE

Dated this 23 day of October, 2001.

STATE OF Oregon

COUNTY OF Klamath

SS. October 23 20 01

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

STATE OF Oregon

COUNTY OF Klamath

SS. October 23 20 01

The foregoing instrument was acknowledged before me this October 23
2001, by Ernest J. Teague and Alberta J. Teague
as Trustees on behalf of Ernest James
Teague and Alberta Joanne Teague Joint Revocable Living
Trust Dated June 17, 1999.

WITNESS My hand and official seal. (seal)

Tamara L. McDaniel
Notary Public
State of Oregon
My Commission expires: 12/17/01

