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01 NOV 13 PM 3:20

ERNEST J. TEAGUE, et al

Vol M01 Page 58087
STATE OF OREGON, ss



Grantor's Name and Address
JERRY AND CHARLENE HERMES
PO BOX 126

BONANZA, OR 97623

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JERRY AND CHARLENE HERMES
PO BOX 126
BONANZA, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JERRY AND CHARLENE HERMES
PO BOX 126
BONANZA, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 11/13/01 3:20 P. m.
In Vol. M01, Page 58087
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5 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 REFERENCE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JERRY HERMES AND CHARLENE HERMES, AS TENENTS BY THE ENTIRETY

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" 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 SEE ATTACHED; 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.

SEE ATTACHED SIGNATURE PAGE

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.

STATE OF OREGON, County of _____) 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 _____

41.00 m

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2 of the SE1/4 of Section 21, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 21; thence Northerly, along the North-South center section line, 2,000 feet, more or less, to the Southwest corner of that tract of land described in Deed Volume M77 Pages 12,020 and 12,021; thence North 84 degrees 00' East 473.40 feet, more or less; thence East to the Langell Valley Irrigation District North Canal and being the Southeast corner of said tract described in Deed Volume M77, Pages 12020 and 12021; thence Southerly, along said North Canal, to the South line of said Section 21; thence West to the point of beginning.

EXCEPTING THEREFROM the following described parcel as described in Deed Volume M85, Page 747 of the Klamath County Deed Records.

Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East, Willamette Meridian; thence West, along the South boundary of Section 21, 2,041.10 feet; thence North 03 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 03 degrees 37' West 322.86 feet to the True Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of that parcel of land described in Deed to the United States of America recorded April 26, 1984 in Volume 64, Page 40, Deed Records of Klamath County;

AND EXCEPTING THEREFROM any portion thereof lying within the boundaries of Bunn Road (County Road No. 1204) as conveyed to Klamath County by Deed recorded March 7, 1931 in Volume 93, Page 600, Microfilm Records of Klamath County, Oregon.

RESERVING THEREFROM a 40.00 foot wide roadway easement for the benefit of grantors' property to the North, being 20.00 feet either side of the following described centerline: Commencing at the corner common to Sections 21, 22, 27 and 28 in Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon; thence West, along the South boundary of said Section 21, 2,041.10 feet to the True Point of Beginning; thence North 3 degrees 37' West 2,059.08 feet.

AND RESERVING THEREFROM a 30 foot wide roadway easement for the benefit of grantors' property lying Easterly of the Langell Valley Irrigation District North Canal, the centerline of said easement being described as follows:

Beginning at a point within the right of way of Bunn Road, from which the corner common to Sections 21, 22, 27 and 28 bears North 87 degrees 33' 01" East 1,560.54 feet; thence, along the said centerline, North 17 degrees 21' 05" East 54.22 feet, North 26 degrees 18' 40" West 213.22 feet, North 12 degrees 16' 13" West 45.36 feet, North 15 degrees 18' 35" East 38.43 feet and North 53 degrees 58' 02" East 34.00 feet to the approximate centerline of the USBR North Canal, excepting therefrom any portion lying within the right of way of Bunn Road or the right of way of the USBR North Canal, with bearings based on record of Survey 3853 on file at the Office of the Klamath County Surveyor.

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, PAULETTE HAWKINS AND MARLEE TEAGUE, WITH THE RIGHTS OF
SURVIVORSHIP

SIGNATURE PAGE
FOR BARGAIN AND SALE DEED

58090

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

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

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

Ernest J. Teague
EARNEST J. TEAGUE

Alberta J. Teague
ALBERTA J. TEAGUE

Dated this 23 day of October, 2001.

STATE OF Oregon

COUNTY OF Klamath

SS. October 23 2001

Personally appeared the above named Ernest J. Teague and Alberta J. Teague as trustees of the Ernest J. Teague 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 2001

The foregoing instrument was acknowledged before me this OCTOBER 23 2001, by ERNEST J. TEAGUE AND ALBERTA J. TEAGUE as TRUSTEES on behalf of THE ERNEST JAMES TEAGUE AND ALBERTA JOANNE TEAGUE JOINT REVOCABLE LIVING TRUST DATED JUNE 17, 1999

WITNESS My hand and official seal. (seal)

Notary Public
State of OREGON
My Commission expires: 12-17-01

SIGNATURE PAGE
FOR BARGAIN AND SALE DEED

58091

Paulette Hawkins
PAULETTE HAWKINS

Marlee Teague
MARLEE MATHEW NOW KNOWN AS MARLEE TEAGUE

Dated this 23 day of October, 2001.

STATE OF Oregon

COUNTY OF Klamath SS. October 23 20 01

Personally appeared the above named Paulette Hawkins
and acknowledged the foregoing instrument to be Her voluntary act.

WITNESS My hand and official seal.

(seal)

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



STATE OF Oregon
COUNTY OF Klamath

SS. November 9 20 01

The foregoing instrument was acknowledged before me this November 9
2001, by Marlee Teague
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

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

