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STATE OF OREGON,

JOAN E. KELCH

PO BOX 2369

LA PINE, OR 97739

Grantor's Name and Address

SAME AS ABOVE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
SAME AS ABOVE

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

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/26/2002 2:20 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOAN E. KELCH

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOAN E. KELCH, PHILLIP BIRKA, AND CAROL BIRKA, NOT AS TENANTS IN COMMON, BUT WITH 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:

A tract of land in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 24; thence North 89° 38' 40" West 178.82 feet and South 30° 48' West 192.13 feet to a point on the Northwestern right of way line of Oregon State Highway No. 97 and being 165.00 feet South of the North line of said Section 24 and being the true point of beginning of this description; thence North 89° 58' 40" West 219.85 feet to the center line of the Walker Basin Canal; thence South 34° 15' 15" West, along said center line 458.22 feet; thence South 89° 58' 40" East 252.00 feet to the Northwestern right of way line of said highway; thence North 30° 48' East 441.00 feet to the true point of beginning with bearings and distance based on recorded survey 1188.

\*\*RIGHTS OF SURVIVORSHIP

(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  $\Phi$ , 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 Sept 24, 2002; 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.

Joan E. Kelch  
JOAN E. KELCH

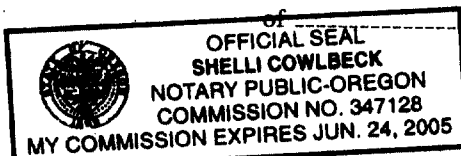
STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on Sept 24, 2002 by Joan E. Kelch

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

by \_\_\_\_\_

as \_\_\_\_\_



Shelli Cowlbeck  
Notary Public for Oregon

My commission expires 6-24-2005