

NN

Vol M03 Page 71065

03 SEP 24 AM 8:15

Grantor's Name and Address

Grantee's Name and Address

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

Mae G. Hollinger
97914 LiveLy Ln.
Brookings, OR 97415

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/24/03 8:15a. m
Vol M03 Pg 71065
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1
50 o.p.a.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MAE GLADYS HOLLINGER AND DAWN MARIE HOLLINGER, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAE GLADYS HOLLINGER

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:

REAL PROPERTY AS DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. . .

uated in the County of Klamath and State of Oregon, described as follows, to-wit: A parcel of land consisting of the North 312.00 ft. (as measured along the East & West boundaries from the North boundary thereof) of that tract of real property recorded in Vol. 320, page 358 of deed records of Klamath County, Ore, described therein as being situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec.29 and in the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 28, all in T39S, R 8 E.,W.M., Klamath County, Oregon. ALSO, an easement for way of ingress and egress to the above described parcel of land from the Klamath Falls-Ashland Highway, the non-exclusive right of use of a 16.0 foot existing roadway, the centerline of which is particularly described as follows: Beginning at a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway, distant 398.5 feet easterly from the most Southwesterly corner of that tract of land designated as Parcel No. 1 recorded in Vol.266,page 629 of deed records of Klamath County,Ore; thence North following the centerline of aforesaid existing roadway 1987.0 feet; thence North 65 degrees 00' East, 117.0 feet; thence North 91.0 feet;thence North 24 degrees 00' West, 205.0 feet, more or less, to a point 8.0 feet distant Easterly from the West boundary of aforesaid tract of real property recorded in Vol.320,pg.358 of deed records of Klamath County,Ore;thence N. parallel with and 8.0 feet distant Easterly from said West boundary 200.0 ft. more or less to the South boundary of that parcel of land to which this pertains. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land.

Actual consideration consists of or of interest in real property or value of 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 _____; 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.

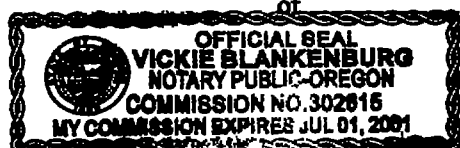
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Mae Gladys Hollinger
Mae Gladys Hollinger
Dawn Marie Hollinger
Dawn Marie Hollinger

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 19 2000
by Mae Gladys Hollinger & Dawn Marie Hollinger
This instrument was acknowledged before me on _____

by _____
as _____
of _____



Vickie Blankenburg
Notary Public for Oregon
My commission expires 7-01-2001

21
5.0 p.a