

05 MAR 1 AM 11:42

Vol M05 Page 13525Christy M^cAuliffe

Grantor's Name and Address

Lauriane Ramona Oakes and
Laurellia Juanita Bielby

Grantee's Name and Address

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

Ramona Oakes + Juanita Bielby
26911 Payge Way Malin
OR 97632

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

Ramona Oakes + Juanita Bielby
26911 Payge Way Malin OR
97632State of Oregon, County of Klamath
Recorded 03/01/2005 11:42a m
Vol M05 Pg 13525-26
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Christy M^cAuliffe

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lauriane Ramona Oakes and Laurellia Juanita Bielby, 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:

As shown on Exhibit "A" attached hereto
And made a part hereof as though fully set forth.

(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 2-28-05; 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.

Christopher M^cAuliffe

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 2-28-05
by Christopher M^cAuliffe

This instrument was acknowledged before me on

by

as

of

Joanne K. Phelps

Notary Public for Oregon

My commission expires May 17, 2008



NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 41 South, Range 12 E.W.M. SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, and a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Twp. 40 S., R. 12 E.W.M., more particularly described as follows: Beginning at an iron pin on the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence North along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31 a distance of 1320.0 feet to an iron pin on the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31; thence East along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31 a distance of 330 feet, more or less, to the Easterly right-of-way line of Shasta View Unit No. 4 Canal; thence Southerly and Westerly along the Easterly and Southerly right-of-way line of said canal to its intersection with the point of beginning, all in Twp. 40 S., R. 12 E.W.M. Government Lots 1 and 2 and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 6, Twp. 41 South, Range 12 E.W.M., EXCEPT the following described tract: The South 30 feet of Government Lot 2; and that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ particularly described as follows: Beginning at the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, and running thence East along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to its point of intersection with the Northerly right-of-way line of the County Road, as now laid out and established; thence Northerly along said Northerly right-of-way line to its point of intersection with a line 30 feet North, measured at right angles, of the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence West, parallel with the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 30 feet to the point of beginning; and Lots 2, 3 and 4 of Sec. 31, Twp. 40 S., R. 12 E.W.M.

SUBJECT TO: Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Trusteeship for easements, rights-of-way, or conveyances in Shasta View Irrigation District, recorded May 9, 1945, in Mortgage Vol. 91 at page 573, Records of Klamath County, Oregon, as modified by a Partial Release recorded Sept. 26, 1949, in Mortgage Vol. 129 at page 95, Records of Klamath County, Oregon; Rights-of-way to The California Oregon Power Company, a California Corporation, recorded July 6, 1945, in Deed Vol. 177 at page 479, Records of Klamath County, Oregon, and recorded July 16, 1945, in Deed Vol. 177 at page 473, Records of Klamath County, Oregon; Water Users Contract recorded Nov. 21, 1949, in Mortgage Vol. 129 at page 605, Records of Klamath County, Oregon; Lien claimed by U. S. A. by Department of Agriculture, Farmers Home Administration, by virtue of a Water Facilities Loan Agreement, against land within boundaries of Shasta View Irrigation District, recorded April 24, 1951, in Mechanic Lien Book 11 at page 7, Records of Klamath County, Oregon; Rights of the public in and to that portion of the herein described property lying within the limits of roads and highways; Mortgage, recorded Feb. 26, 1952, in Mortgage Vol. 209 at page 139, Records of Klamath County, Oregon, which said mortgage grantee does not assume and grantee consent and agree to hold grantee harmless therefrom.

Exhibit "A"

Pg 1 of 1