

40207

APR 15 4 21 PM 1970

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS That MARGUERITE M. WARD, a widow, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLARD W. WARD and JOYCE K. WARD, as tenants 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half interest in and to the following property, to-wit:

All that part of Lots 1 and 2, Block 44, Nichols Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the southwesterly line of Tenth Street, 44.88 feet southeasterly from the most northerly corner of said Lot 1; thence southwesterly 83 feet, more or less, to a point on a line running parallel with Ninth Street, and distant therefrom 155.76 feet northeasterly, which point is 22.8 feet southeasterly from the northwesterly line of said Lot 2; thence southeasterly along said line parallel with Ninth Street 30.8 feet; thence northeasterly 75 feet, more or less, to a point on the southwesterly line of Tenth Street, which is 30 feet southeasterly from the point of beginning; thence northwesterly along the line of Tenth Street 30 feet to the point of beginning. Reserving and excepting a strip eight feet wide off the southwesterly end of above described tract.

All that portion of Block 44, of Nichols Addition to the City of Klamath Falls, formerly Linkville, Oregon, described as follows, to-wit: Beginning at a point on the southerly line of said Block 44, at a point thereon distant 40 feet from the intersection of said southerly line of said Block and the westerly line of Tenth Street; thence northwesterly along the westerly line of that certain property deeded by Marcia Jamison et vir to A. A. Bellman by deed recorded in Book 48 of Deed Records of Klamath County, Oregon, at page 190 thereof, to the northwesterly corner of said property deeded to said Bellman; thence westerly and parallel to Washington Street to an intersection with a line running northerly and southerly parallel to Ninth Street, and distant 100 feet from the westerly line of Tenth Street, measured on the northerly line of that certain property deeded by Sarah E. Taylor to Marcia Mitchell of record in said Deed Record book 7, page 204; thence northerly and parallel with Ninth Street along said northerly and southerly line to the said northerly line of said property deeded by Taylor, as aforesaid; thence westerly along said northerly line to the westerly line of

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Lot 2 of said
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To Have and to
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In construing th
as the circumstances may requ
Witness grantor's
1970.

State of Oregon, County of Klamath
Personally appeared
and acknowledged the foregoing
act and deed.

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Lot 2 of said Block 44; thence southerly and parallel with Ninth Street to the southerly line of said Block 44; thence easterly along said southerly line of said Block to the place of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer stated in terms of dollars is Love and Affection.

In construing this deed the singular includes the plural as the circumstances may require.

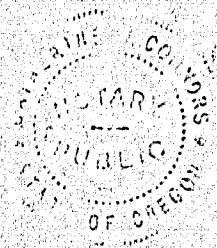
Witness grantor's hand this 15 day of April, 1970.

Marguerite M. Ward
MARGUERITE M. WARD

State of Oregon, County of Klamath) ss. April 15, 1970
Personally appeared the above named Marguerite M. Ward and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Catherine J. Curran
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-19-73



STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
WILLARD W. WARD
on this 15th day of April, A. D., 1970
at 4:21 o'clock P.M. and duly
recorded in Vol. M 70 of Deeds
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WM. D. MILNE, County Clerk
Fee \$3.00 By Harold Brazil Deputy.

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