

ORDER NO.

40315

INSTRUMENT No. *40315* 3012

BARGAIN AND SALE DEED

WYLIE, GILDEA & SPEER, a partnership, composed of GORDON K. WYLIE,
LARRY O. GILDEA and HOWARD E. SPEER,
the grantor, does hereby grant, bargain, sell and convey unto

HOWARD E. SPEER and SHARON G. SPEER, husband and wife,

the grantees, the following described premises, to-wit:

A tract of land situated in the NW 1/4 of the SE 1/4 of Sec. 18,
Twp. 24 S., R. 7 E.W.M., more particularly described as follows:
in Klamath County, Oregon.
Beginning at an iron rod on the East line of the NE 1/4 of the NW
1/4 of the SE 1/4 of Sec. 18, said iron rod being South thereon
a distance of 120.0 feet, more or less from an iron rod marking
the Southeast corner of the SE 1/4 of the SW 1/4 of the NE 1/4 of
said Sec. 18; thence West a distance of 460.0 feet, more or less,
to an iron rod; thence continuing West along this line a distance
of 85.0 feet to the margin of Crescent Creek; thence continuing West
along this line a distance of 15.0 feet, more or less, to the cen-
terline of said creek; thence Northerly along the centerline of
said creek to the intersection of said centerline with a line running
East parallel to and 120.0 feet, more or less, North of the line
of beginning; thence East along this line 15.0 feet, more or less,
to an iron rod; thence continuing East along this line a distance
of 514.36 feet, more or less, to an iron rod marking the SE corner
of the SE 1/4 of the SW 1/4 of the NE 1/4 of Sec. 18; thence South
along the East line of the NE 1/4 of the NW 1/4 of the SE 1/4
of Sec. 18 120.0 feet, more or less, to the point of beginning.

Together with the perpetual easement for ingress to and egress from
said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and
SW 1/4 NE 1/4 and the Northerly 25 feet of SE 1/4 NE 1/4 of said
Sec. 18, which lie Southwesterly of the Willamette Highway and
Northerly and Easterly of said described property, but reserving
a perpetual easement over the Easterly 25 feet of said described
property for egress from and ingress to land lying South and East
of said described property in said Sec. 18, TWP. 24 South, Range
7 E.W.M.

Subject to rights of governmental bodies in and to that portion of
said premises lying below the high water mark of Crescent Creek;
to rights of the public in and to any portion of above described
property lying within the limits of roads or highways, and to
easements and rights of way of record or apparent on the land,
if any.

STATE OF OREGON, COUNTY OF LANE, ss:

On this 16th day of April 1970
personally came before me, a Notary Public in and for said
county, the within named Gordon K. Wylie,
Howard E. Speer & Larry O. Gildea
to me personally known to be the identical persons de-
scribed in and who executed the within instrument, and
acknowledged to me that they executed the same
freely and voluntarily for the uses and purposes therein
expressed.

Witness my hand and seal this day and year last above
written.

Notary Public for Oregon
My Commission expires 4/9/71

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Wylie, Gildea & Speer
on this 20th day of April A. D., 1970
at 10:56 o'clock A. M. and duly
recorded in Vol. M-70 of Deeds
Page 3012

WM. D. MILNE, County Clerk

By *Sharon G. Speer* Deputy.
Fee \$3.00

TITLE ABSTRACT COMPANY, EUGENE, OREGON

APR 20 10 14 AM 1970

APR 20 11 07 AM 1970

of the
the
with
dire

Please
15233 v
Union B
Shorman

3013

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees ,
their heirs and assigns forever.

The true and actual consideration for this transfer is \$1,175.00

The foregoing recital of consideration is true as I verily believe.

Dated April 16 1970.

Arnold H. Sp... (SEAL) *John K. R...* (SEAL)
Larry O. Gildea (SEAL) (SEAL)

STATE OF OREGON, COUNTY OF LANE, ss:

On this 16th day of April 19 70
personally came before me, a Notary Public in and for said
county, the within named Gordon K. Wylie,
Howard E. Speer & Larry O. Gildea
to me personally known to be the identical person s de-
scribed in and who executed the within instrument, and
acknowledged to me that they executed the same
freely and voluntarily for the uses and purposes therein

Witness my hand and seal this day and year last above
written.

Walter H. Sterling
Notary Public for Oregon.

My Commission expires 4/9/71

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Wylie, Gildea & Speer
on this 20th day of April A. D. 19 70
at 10:56 o'clock A. M. and duly
recorded in Vol. M-70 of Deeds
Page 3012

WM. D. MILNE, County Clerk

By *Charles R. Hartman* Deputy.
Fee \$3.00

TITLE ABSTRACT COMPANY, EUGENE, OREGON

with the
direct

Please
15233 v
Union B
Sherman