

40814

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That STANLEY W. EZELL and BETTY A. EZELL, husband and wife, hereinafter called grantor, in consideration of Six Thousand Nine Hundred Forty and 25/100 Dollars (\$6,940.25) which is the true and actual consideration to grantor paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto ARTHUR A. ATHERTON and LETHA H. ATHERTON, husband and wife, 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-fifth interest (being all of grantors' interest) in and to the following described premises:
 All that portion of the South-half of the Southwest quarter of Section 11, Township 39 South, Range 9, E.W.M., more particularly described as follows:
 That portion of the Southwest-quarter of the Southwest-quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 11 lying South and Southeasterly of Sunrise Park, Tonatee Homes and 1st. Addition to Tonatee Homes, LESS AND EXCEPTING the right-of-way for the U.S.B. of R. 1-C-3 Drain. Also that portion of the Southeast-quarter of the Southwest-quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 11 lying South and Southeasterly of the U.S.B. of R. 1-C-3 Drain and the 1-C-3-B Drain. LESS AND EXCEPTING the right-of-way for the U.S.B. of R. F-7 Lateral and also EXCEPTING the following: Beginning at a point on the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ which lies West along said line a distance of 663.4 feet from the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 661.0 feet, more or less, to the center line of the A-3-c (F-7) Lateral; thence Northwesterly, along said center line, 600 feet, more or less, to its intersection with the center line of the 1-C-3 Drain; thence N. 48° 35' E., along the center line of the 1-C-3 Drain, a distance of 541.0 feet, more or less, to the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East, along said North line, a distance of 113.3 feet, more or less, to the point of beginning, AND ALSO the West 60 feet of the South-half of the South-half of the Northwest-quarter of the Southeast-quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 11, Township 39 South, Range 9, E.W.M. LESS AND EXCEPTING that portion lying within the right-of-way of Bristol Avenue.

(Continued)

BARGAIN AND SALE DEED

LAW OFFICE OF
 DEL PARKS
 209 BOVIN BUILDING
 Klamath Falls, Or. 97601
 (503) 882-6331

MAY 6 2 28 PM 1970

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; Inclusion in the South Suburban Sanitary District and the liens, assessments and regulations thereof; Inclusion in the Klamath Basin Improvement District and the liens, assessments and regulations thereof; Easements and rights-of-way of record and those apparent on the land, if any; and to Real Property Taxes for the 1969-70 tax year which are now a lien but not yet payable.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

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

Witness grantor's hand and seal this 17 day of April, 1970.

Stanley W. Ezell
Betty A. Ezell

STATE OF OREGON }
County of Klamath } ss. April 17, 1970

Personally appeared the above-named Stanley W. Ezell & Betty A. Ezell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Dorothy K. Karnes
NOTARY PUBLIC FOR OREGON
My Commission expires: 2-9-74

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of: Klamath County Title Co
on this 6th day of May A. D., 1970
at 2:40 o'clock P. M. and duly
recorded in Vol. 1770 of Deeds
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WM. D. MILNE, County Clerk
By *Charles F. Kristman*
Fee \$3.00 Deputy.

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