

40835

VOL 70 PAGE 3624

## BARGAIN AND SALE DEED

1 KNOW ALL MEN BY THESE PRESENTS, That IRVING J. EZELL and HARRIET S.  
 2 EZELL, his wife; BEULAH E. COTTER and RAYMOND L. COTTER, her husband;  
 3 ~~STANLEY W. EZELL and BETTY A. EZELL, his wife;~~ and WESLEY EZELL and DOROTHY  
 4 A. EZELL, his wife, Grantors, for the consideration hereinafter stated, do  
 5 hereby grant, bargain, sell, and convey unto J. GILLIS HANNIGAN and JOANN  
 6 HANNIGAN, husband and wife, Grantees, the following described real property  
 7 in Klamath County, Oregon, to wit:

8 An undivided <sup>Three</sup> ~~Four~~-Fifths interest (being all of the Grantors  
 9 interest) in and to the following described Tract of Land:

10 A Tract of Land situated in the S $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 11, Twp. 39  
 11 S., R. 9 E.W.M., Klamath County, Oregon, said Tract being proposed  
 12 of Block 1, Lots 1-8 inclusive of Block 2, Block 3, Lots 1-6 inclusive  
 13 of Block 4 and Lots 1-13 inclusive of Block 5, all in the pre-  
 14 liminary subdivision map of Tract 1007, approved by the Klamath  
 15 County Planning Commission, said Tract being more particularly  
 16 described as follows:

17 Beginning at the southwest corner of said Section 11;  
 18 thence N. 00°26'30" W. along the west line of said Section 11,  
 19 a distance of 286.00 feet to the Southwest corner of "Sunrise  
 20 Park" subdivision; thence East along the south line of "Sunrise  
 21 Park", "Tonatee Homes" and "First Addition to Tonatee Homes" sub-  
 22 divisions and along said line extended East a total distance of  
 23 821.90 feet to the easterly right-of-way line of the USBR 1-0-3  
 24 Drain; thence N. 47°42'00" E. along the easterly line of said  
 25 drain a distance of 961.07 feet to the southerly right-of-way line  
 26 of the USBR F-7 Lateral; thence S. 59°55'55" E. along the southerly  
 27 line of said lateral a distance of 420.00 feet; thence following  
 28 the easterly line of said proposed Tract 1007 the following courses  
 29 and distances: S. 30°04'05" W. 240.00 feet; N. 72°29'15" W. 92.00  
 30 feet; N. 59°55'55" W. 140.00 feet; S. 47°42'00" W. 229.91 feet;  
 31 S. 28°23'40" W. 223.16 feet; S. 89°56'05" W. 105.41 feet; S. 59°  
 32 53'00" W. 39.96 feet; S. 00°03'55" E. 80.00 feet; S. 00°09'10" E.  
 60.01 feet and S. 00°03'55" E. 100.00 feet to the south line of  
 said Section 11; thence S. 89°56'05" W. along the south line of  
 said Section 11 a distance of 1149.10 feet to the point of begin-  
 ning.

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

The true and actual consideration for this conveyance is \$14,102.40.

WITNESS the Grantors hands this 22nd day of April, 1970.

*Irving J. Ezell*  
 Irving J. Ezell

*Stanley W. Ezell*  
 Stanley W. Ezell

*Harriet S. Ezell*  
 Harriet S. Ezell

*Betty A. Ezell*  
 Betty A. Ezell

*Beulah E. Cotter*  
 Beulah E. Cotter

*Wesley Ezell*  
 Wesley Ezell

*Raymond L. Cotter*  
 Raymond L. Cotter

*Dorothy A. Ezell*  
 Dorothy A. Ezell

BANDON, BARNING  
 & BORDON  
 ATTORNEYS AT LAW  
 KLAMATH FALLS, ORE.

Bargain and Sale Deed - Page 1

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1 STATE OF OREGON )  
2 County of Klamath ) ss

3 On this 23 day of April, 1970, before me the undersigned, a Notary  
4 Public in and for said County and State, personally appeared the within  
5 named Irving J. Ezell and Harriet S. Ezell, his wife; Beulah E. Cotter and  
6 Raymond L. Cotter, her husband; ~~Stanley W. Ezell and Betty A. Ezell, his~~  
7 ~~wife;~~ and Wesley Ezell and Dorothy A. Ezell, his wife, who are known to me  
8 to be the identical individuals described in and who executed the foregoing  
9 deed and acknowledged the same to be their voluntary act and deed.

10  
11 (SEAL) *Frank J. Ganong*  
12 Notary Public in and for said  
13 County and State  
14 My commission expires: February 27, 1971

20 STATE OF OREGON, }  
21 County of Klamath } ss.  
22 Filed for record at request of:  
23 KLAMATH COUNTY TITLE CO  
24 on this 7th day of May A. D., 1970.  
25 at 11:13 o'clock AM. and duly  
26 recorded in Vol. M70 of Deeds  
27 Page 3624  
28 WM. D. MILNE, County Clerk  
29 By *Kayl Prugel*  
30 Fee \$3.00 Deputy.

Return  
Barnhisel and Ganong  
636 Pine Street  
Klamath Falls, Oregon  
97601

GANONG, GANONG  
& GORDON  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

Bargain and Sale Deed - Page 2

MAY 7 11 13 AM 1970

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1 KNOW ALL  
2 EZELL, husband  
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18 vision; t  
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28 N. 59°55'  
29 23'40" W  
30 W. 39.96  
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Section 1  
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TO HAVE A  
Grantees, the