

40836

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That LESLIE EZELL and ELIZABETH C. EZELL, husband and wife, Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto J. GILLIS HANNIGAN and JOANN HANNIGAN, husband and wife, Grantees, the following described real property in Klamath County, Oregon, to wit:

An undivided One-Fifth interest (being all of Grantors' interest) in and to the following described Tract of Land:

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

Beginning at the southwest corner of said Section 11; thence N. 00°26'30" W. along the west line of said Section 11 a distance of 286.00 feet to the southwest corner of "Sunrise Park" subdivision; thence East along the south line of "Sunrise Park", Tonatee Homes" and "First Addition to Tonatee Homes" subdivisions and along said line extended East a total distance of 821.90 feet to the easterly right-of-way line of the USBR 1-0-3 Drain; thence N. 47°42'00" E. along the easterly line of said drain a distance of 961.07 feet to the southerly right-of-way line of the USBR F-7 Lateral; thence S. 59°55'55" E. along the southerly line of said lateral a distance of 420.00 feet; thence following the easterly line of said proposed Tract 1007 the following courses and distances: S. 30°04'05" W. 240.00 feet; N. 72°29'15" W. 92.00 feet; N. 59°55'55" W. 140.00 feet; S. 47°42'00" W. 229.91 feet; S. 28°23'40" W. 223.16 feet; S. 89°56'05" W. 105.41 feet; S. 59°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 beginning.

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 \$3,525.60.

WITNESS the Grantors hands this 27th day of April, 1970.

Leslie Ezell

Elizabeth C. Ezell

STATE OF CALIFORNIA

County of Santa Clara

SS

On this 24th day of April, 1970, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Leslie Ezell and Elizabeth C. Ezell, husband and wife, who

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

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are known to
executed the
act and deed
(SEAL)
NOTARY
Principal
My Commisio

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1 are known to me to be the identical individuals described in and who
2 executed the foregoing Deed and acknowledged the same to be their voluntary
3 act and deed.



6 My Commission expires:

Lillian K. McKeag
Notary Public in and for said
County and State

19 STATE OF OREGON, }
20 County of Klamath } ss.

21 Filed for record at request of:

22 Klamath County Title Co.

23 on this 7th day of May A. D., 1970

24 at 11:13 o'clock A.M. and duly

25 recorded in Vol. M 70 of Deeds

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27 WM. D. MILNE, County Clerk

28 By *Frank Drazil*
29 Fee \$3.00 Deputy.

30 Return

Barnhisel and Ganong
636 Pine Street
Klamath Falls, Oregon
97601

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

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