

41778

VOL. 70 PAGE 4713

FORM No. 723—BARGAIN AND SALE DEED.

1967

KNOW ALL MEN BY THESE PRESENTS, That MARY E. JACOBSON, wife of

Grantee,

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DELBERT F. JACOBSON

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:

PARCEL I: A parcel of land situated in the NE $\frac{1}{4}$ of Section 34, Twp. 38 S., R. 11 $\frac{1}{2}$ E.W.M., more particularly described as follows: Beginning at a point on the south line of the NE $\frac{1}{4}$ of said Section 34, which is N. 89°41' W. 763 feet from the southeast corner of the NE $\frac{1}{4}$ of said Section 34, said point being the southeast corner of that parcel of land described in Deed Volume 340, Page 14, Klamath County Deed Records; thence North along the east line of said parcel to the northeast corner thereof, said point being on the centerline of the Horsefly Irrigation District ditch; thence southwesterly along the centerline of said ditch which is the northerly line of said parcel to a one-half inch iron pin on the northwest corner of said parcel; thence S 47°54' W 63.49 feet to a 1/2-inch iron pin; thence S 03°14' W. 105.31 feet to a one-half inch iron pin on the north line of the Dairy-Bonanza Highway; thence continuing S. 03°14' W. 30.05 feet, more or less, to the south line of the NE $\frac{1}{4}$ of said Section 34; thence S 89°41' E along the south line of the NE $\frac{1}{4}$ of said Section 34 to the point of beginning.

PARCEL II: A parcel of land situated in the NE $\frac{1}{4}$ of Section 34, Twp. 38 S., R. 11 $\frac{1}{2}$ E.W.M., more particularly described as follows: Beginning at the southeast corner of the NE $\frac{1}{4}$ of said Section 34; thence N89°41' W a distance of 672 feet; thence North a distance of 30 feet to an iron pin on the north line of the Dairy-Bonanza highway, said point being 30 feet north of the southwest corner of that tract of land described in Deed Vol. 170, Page 175, Klamath County Deed Records; thence N 89°41' W along the north line of said highway a distance of 53.05 feet to a one-half inch iron pin; thence N 03°14' E a distance of 105.31 feet to a one-half inch iron pin on the True Point of Beginning of this description; thence N 47°54' E a distance of 63.49 feet to a one-half inch iron pin in the centerline of the Horsefly Irrigation Ditch, said point being in the easterly line of that land described in Deed Volume 333, Page 607, Klamath County Deed Records; thence N 09°12' W a distance of 54.96 feet to an iron pin on the southerly line of the Klamath Falls-Lakeview Highway; thence southwesterly along the southerly line of said highway to an iron pin that bears S 61°23' W a distance of 97.68 feet from the last mentioned point; thence S 22°02' E a distance of 73.28 feet to an iron pin (this distance is 72.28 feet by the description in said deed records); thence N 97°54' E a distance of 26.86 feet to the True Point of Beginning of this description. 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 \$ None.
 No consideration. This deed is given pursuant to property settlement agreement.
 In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 4th day of June, 1970

Mary E. Jacobson

STATE OF OREGON, County of Klamath, ss.
 Personally appeared the above named Mary E. Jacobson, wife of Delbert F. Jacobson,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Paul V. McDonald*
 Notary Public for Oregon
 My commission expires April 4, 1971

NOTE: The symbols between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1947, as amended by the 1947 Special Session.

Bargain and Sale Deed

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 12 day of June, 1970, at 9:31 o'clock A.M., and recorded in book M70 on page 4713.

Record of Deeds of said County.
 Witness my hand and seal of County affixed.

Wm. D. Hine
 County Clerk Title.

By *Phyllis H. Hine* Deputy.

(DON'T USE THIS SPACE. RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

AFTER RECORDING RETURN TO
Del. Delbert F. Jacobson
Mary E. Jacobson
Box 8

Fee \$1.50

JUN 12 9 37 AM 1970