

64510

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Feb 24 12 35 PM 1972

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL FOLEY and VIVIAN C. FOLEY, hereinafter called the grantors, in consideration of love and affection, do hereby grant, bargain, sell and convey unto BERT L. MORGAN and GAILYA F. MORGAN, hereinafter called grantees and unto grantees' 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:

The SW 1/4 SE 1/4 of Sec. 6 T38S R9E W.M., Klamath County, Oregon and;

A parcel in the S 1/2 of SW 1/4 of Sec. 6 T38S R9E W.M., Klamath County, Oregon. Beginning at the SE corner of SW 1/4 of Sec. 6 600 ft. North; thence West 834.0 ft. more or less to the NE right-of-way of the old The Dalles-California highway. Thence South 49° 20' East along said right-of-way 417.6 ft.; thence South 43° 01' East along said right-of-way 100 ft.; thence South 29° 32' East along said right-of-way 100.00 ft. Thence S22° 29' East 182.2 ft. along said right-of-way more or less to the South boundary of Sec. 6 T38S R9E W.M. Thence along said South boundary of Sec. 6 324.3 ft. more or less to point of beginning. This parcel contains 7.195 acres more or less.

EXCEPT from the above described property, the following: All that part of Lot 2, Sec. 6 T38S R9E W.M., described as follows: Beginning at a point on the northeasterly line of the right-of-way of the County road bearing north 600 ft. and West 834.0 ft. from the quarter corner common to Sections 6 and 7 T38S R9E W.M. to true point of beginning. Thence East 261.5 ft.; thence southwest at right angles to the County road, 170 ft. more or less to the northeast right-of-way of County road; thence North 49° 20' West 199.0 ft. along the northeasterly right-of-way of County road to the point of beginning. This parcel containing .51 acres more or less.

Easement for right-of-way given by Klamath Development Company, a corporation, to the California Oregon Power Company, a California corporation, dated August 28, 1923, recorded August 29, 1923, on page 400 of Volume 61 of Deeds, records of Klamath County, Oregon. Also easements for pole line conveyed by H.C. Lord, et ux, to The California Oregon Power Company.

Two parcels above recorded in Klamath County Records in Vol. 301 - pg. 268 and Vol. 309 - pg. 208.

BEDDOE, HENDERSON & HAMILTON
ATTORNEYS AT LAW
208 MAIN STREET
KLAMATH FALLS, OREGON 97601

1963

1 To Have and to Hold the same unto said grantees and
2 grantees' heirs, successors and assigns forever, reserving however,
3 to the grantors, a life estate for their joint lives and for the
4 life of the survivor as tenants by the entirety.

5 WITNESS Grantors' hand and seal this 24 day of
6 February, 1972.
7

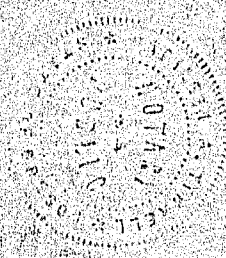
8 Michael Foley,
9
10 Vivian C. Foley
11

12 STATE OF OREGON)
13 County of Klamath) ss.
14

15 Personally appeared the above named MICHAEL FOLEY and
16 VIVIAN C. FOLEY, and acknowledged the foregoing instrument to be
17 their voluntary act and deed.

18 Before me:

19
20 Kathleen A. Gurnell
21 NOTARY PUBLIC FOR OREGON
22 My Commission Expires: 8/22/75
23
24



25 STATE OF OREGON, COUNTY OF KLAMATH, ss.
26 Filed for record at request of MRS. B. L. MORGAN
27 this 24th day of FEBRUARY A. D. 19 72 at 2:33 o'clock P. M., and
28 duly recorded in Vol. M 72, of DEEDS on Page 1962
29

30 Fee \$4.00

31 W. D. MILNE, County Clerk
32 By [Signature]

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Mr & Mrs B. L. Morgan
11643 Highway
Dallas, Texas 75218

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