FORM No. 723 — BARGAIN AND SALE DEED. 1967

72460

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KNOW ALL MEN BY THESE PRESENTS, That LaVerne Haskins and Norma J. Haskins, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Larry L. Haskins and Sharon M. Haskins, 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:

A piece or parcel of land situated in the SW¼-SE¼ of Section 30, T.38 S., R.11 E., W.M. being more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 30 and 31, T.38 S., R.11 E., W.M., Klamath County, Oregon, bears S 41° 16' 10" W, 863.75 feet distant; thence N 0° 08' 45" W 132.00 feet to a point; thence S 89° 37' 05" E 406.85 feet to a point in an existing fence; thence S 11° 56" 00" E along said fence 131.0 feet to a point; thence S 89° 51' 15" W 433.6 feet to the point of beginning, containing 1.27 acres, more or less, and being subject to all easements and/or rights-of-way of record or apparent on the premises.

TOGETHER WITH a 20.0 foot wide easement for roadway purposes being 10.00 feet in width on either side of the following described center-line: Beginning at a point in the easterly right-or-way fence of the Haskins Road as the same is presently located and constructed from which the quarter corner common to Sections 30 and 31, T.38 S., R.11 E., W.M., Klamath County, Oregon, bears S 86° 41' 00" W 29.1 feet and S 0° 25' 30" W 746.3 feet distant; thence N 86° 41' 00" E 82.8 feet to a point; thence S 88° 37' 20" E 452.4 feet to a point on the West line of the above described parcel; for the purpose of egress and ingress to the above described parcel.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 $ 197.97

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

Witness grantor's hand this 2nd day of January, 19 73

LaVerne Haskins

Norma J. Haskins

STATE OF OREGON, County of KLAMATH) ss. January 2, 19 73

Personally appeared the above named LaVERNE HASKINS and NORMA J. HASKINS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Alameda E. Graconinis

Notary Public for Oregon

My commission expires Aug. 5, 1974

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Bargain and Sale Deed

LaVERNE HASKINS &

NORMA J. HASKINS

TO

LARRY L. HASKINS &

SHARON M. HASKINS

AFTER RECORDING RETURN TO

Mr. and Mrs. Larry L. Haskins Rt.1 - Box 796 Bonanza, Oregon 97623

No.

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

STATE OF OREGON } ss.
County of Klamath

I certify that the within instrument was received for record on the 18th day of January, 19 73, at 1:37 o'clock P.M., and recorded in book M 73 on page 664 or as filing fee number 72460, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Cora Wheeler Deputy

Fee $2.00

723