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STEVENS-HESS LAW FIRM, P.C., PORTLAND, ORE.

FORM No. 723—BARGAIN AND SALE DEED.

1967

KNOW ALL MEN BY THESE PRESENTS, That E. THARALSON, a widower AND LANE DUNCAN, an unmarried man, each to an undivided one-half interest, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JACK H. ELDER and CONSTANCE M. ELDER, Husband and Wife as Tenants by the Entirety, 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 portion of Government Lots 5 and 12, Section 11, T36S, R11E,

W.M. described as follows:

Beginning at the center of the cul-de-sac at the South end of Josephine Street in the 2nd Addition to Nimrod River Park; thence S 17° 00' 15" W 50 feet to the edge of said cul-de-sac, the true point of beginning; thence S 00° 35' 15" W across Govt. Lots 5 and 12 to the Sprague River; thence Easterly along the North bank of said river to a 1/2" iron pipe which is the most Southwesterly corner of the Klamath County park as same is described in document No. 3083 recorded January 4, 1966 in Vol. M 66 at page 36, Official Records of Klamath County; thence N 26° 14' 07" W 646.81 feet to the South edge of said cul-de-sac; thence Westerly along the edge of said cul-de-sac to the true point of beginning.

Subject to covenants, conditions, restrictions, easements, rights and rights of way of record.

This land is adjacent to a river and may be inundated during periods of excessive runoff.

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 \$ 990.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0
In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 2nd day of May, 1973

(x) E. Tharalson
E. Tharalson

(x) Lane Duncan
Lane Duncan

California
STATE OF OREGON, County of Los Angeles) ss.
Personally appeared the above named
E. Tharalson and Lane Duncan

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

Before me: Notary A. Debus
Notary Public for Oregon, California
My commission expires 4-5-74

OFFICIAL SEAL
(OFFICIAL SEAL) HY A. DEBUS
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY

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

Bargain and Sale Deed

E. THARALSON
LANE DUNCAN

TO

Jack H. Elder

Constance M. Elder

AFTER RECORDING RETURN TO

Mr. & Mrs. J. H. Elder
8821 Anthony
Huntington Beach, Ca. 92648

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

FEE \$ 2.00

STATE OF OREGON,) ss.
County of KLAMATH
I certify that the within instru-
ment was received for record on the
11th day of May, 1973,
at 12:41 o'clock P.M., and recorded
in book M.73 on page 5748.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Drayton Deputy.