

1-1-74

90397

BARGAIN AND SALE DEED

Vol. 74 Page 7912

KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Theodore R. Drewke and Ruth M. Drewke, 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 parcel of land situated in Section 6, T40S, R8E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the west line of Government Lot 4 of said Section 6 from which the northwest corner of said Government Lot 4 bears N00°03'57"W along said west Government Lot line, 405.00 feet; thence N56°35'42"E, 433.93 feet to the mean high water line of the Klamath River; thence S30°27'21"E along said mean high water line, 19.89 feet; thence leaving said mean high water line S58°15'58"W, 437.76 feet to said west line of Government Lot 4; thence N00°03'57"W along said west line of Government Lot 4, 8.50 feet to the point of beginning containing 0.14 acres more or less.

All of the above parcel of land is within the northerly portion of Lots 5, 6, & 7 of Block 35 of "TRACT NO. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES".

(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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of May, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County Klamath

May 28,

19 74

Personally appeared the above named E. J. SHIPSEY, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 7/19/74

Attorney-in-fact for Benjamin Curtis Harris, a General Partner of Klamath River Acres of Oregon Ltd.

STATE OF OREGON, County of Klamath
May 28, 19 74

Personally appeared E. J. Shipsey, a general partner of Klamath River Acres, Ltd., being duly sworn, each for himself and not one for the other, did say that the latter is the general partner

and that the latter is the general partner of Klamath River Acres of Oregon, Ltd., a limited partnership, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7/19/74

KLAMATH RIVER ACRES OF OREGON, LTD.
Box 52
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Theodore R. & Ruth M. Drewke
Tri-Acres, Box 133
Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Theodore Drewke
Tri-Acres, Box 133
Keno, Oregon 97627

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Mr. and Mrs. Ted Drewke
Tri-Acres Box 133
Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

VA Form 28-4335
Apr. 1974. Use of
1810, Title 38, U.S.C.
to Federal National
Association.

SPECIAL

7913

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON)
) ss
County of Klamath)

On the 28th day of May, 1974, personally appeared E. J. SHIPSEY, who being first duly sworn, did say that he is the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be the act and deed of said Principal.

Before me:

Mildred L. Lewis
Notary Public for Oregon
My Commission Expires: 7/19/74

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH RIVER AGGREGATION
this 27th day of June, A. D. 1974 at 1:30 clock PM, and
duly recorded in Vol. 271, of DEEDS on Page 7912
\$5.00
W. D. MILNE, County Clerk
By: *W. D. Milne*

VA Form 28-2335
Apr. 1974 Use On
1810, Title 38, U.S.C.
to Federal National
Association.

90

SPECIAL