FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

96243

BARGAIN AND SALE DEED

Vol. M75 Page 106

KNOW ALL MEN BY THESE PRESENTS, That Dortch-Gresdel and Associates *hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto* Gerald A. Nygren and Myrtis A. Nygren, 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:*

The East ½ of the North West ¼ of the South West ¼ of the South West ¼ of Section 18 Township 35 South Range 13 East W.M.
Subject to:
A non-exclusive easement across the Southerly 30 feet thereof.
Together with:
A non-exclusive 60 foot easement, the Center Line of which runs along the South Line of the North ½ of the South ½ of South East ¼ of Section 13 Township 35 South Range 12 East W.M., and along the South Line of the North ½ of Government Lot 4 of Section 18 Township 35 South Range 13 East W.M.

RECEIVED JAN 3 1975 2:15 Pm

(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 $ 1500.00 ~~(Here comply with the requirements of ORS 93.030)~~. ① *(The sentence between the symbols ①, 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 3 *day of* JANUARY *, 1975; 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)

Dortch-Gresdel & Associates

By Bob A. Dortch, Partner

STATE OF OREGON, County of Klamath } ss.

Jan 3, 1975.

Personally appeared the above named Bob A. Dortch *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me:

(SEAL) Vera L. Chase
Notary Public for Oregon
My commission expires: 11/21/76

STATE OF OREGON, County of) ss.

, 19

Personally appeared and *who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of* , a corporation, *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 behalf 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:

(SEAL)
Notary Public for Oregon
My commission expires:

Dortch-Gresdel & Associates
1905 Oregon Avenue
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Gerald A. Nygren & Myrtis A. Nygren
Rt. 3 Box 394
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald A. Nygren
Rt. 3 Box 394
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH } ss.

I certify that the within instrument was received for record on the 3rd *day of* JANUARY *, 19* 75 *, at* 2:15 *o'clock* P *M., and recorded in book* M 75 *on page* 106 *or as file/reel number* 96243 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Thagard *Deputy*

FEE $ 2.00