

-BARGAIN AND SALE DEED-

BARRY W. PURNELL, Grantor, conveys to KATHRYN A. PURNELL, Grantee, all that real property situate in the County of Klamath, State of Oregon, described as follows:

PARCEL 1: That part of Lot 8 in Section 32 Township 38 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point S. 65°26' East 135 feet from stone monument in center of the Northerly end of Conger Ave.; thence S. 57°44' East 99 feet along the East side of said Avenue; thence N. 48°28' East 80 feet along North side of Avenue; thence South 48°45' East 5 feet thence N. 41°15' East 24 feet; thence Northwesterly to a point N. 23°15' East 104 feet from point of beginning; thence S. 23°15' West 104 feet to point of beginning.

PARCEL 2: Beginning at a point on the Northwesterly line of Lot 5, Block 104 Buena Vista Addition to the City of Klamath Falls, Oregon, as shown on the duly recorded supplemental plat thereof, in the office of the County Clerk of Klamath County, Oregon, which point is North 48°28' East 80 feet; South 48°45' East 5.0 feet and North 41°15' East 24 feet from the most Southerly corner of C. R. Leighton property conveyed to him by deed recorded March 28, 1921, in Book 55 at page 518, thence North 41°15' East, along the Northwesterly line of said Lot 5, to the Westerly line of California Avenue; thence North along the Westerly line of said California Avenue, 16.8 feet to the most Southerly corner of N. D. Ginsbach property as conveyed to him by deed recorded August 25, 1921, in Book 57 at page 125; thence following N. D. Ginsbach's Southerly lines, North 63°33' West 101.5 feet; thence North 13°33' West 40.2 feet; thence West 30 feet; thence North 6 feet; thence leaving N. D. Ginsbach property line, West to the Southeasterly line of Stanford Street; thence South 23°15' West to a point which is North 23°15' East 104 feet from the Northerly line of Conger Avenue, said point being the most Northerly corner of said C. R. Leighton property thence Southerly to the point of beginning, being a part of Lot 8 of Section 32 Township 38 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated June 1, 1974, recorded June 10, 1974, in Book M-74 at page 7130, Microfilm Records, given to secure the payment of \$5,500, with interest thereon and such future advances as may be provided herein, executed by Barry W. Purnell and Kathryn A. Purnell, to Carl P. Wilson and Margarette Wilson, (SE 1/2 of property), which Mortgage, Grantee herein assumes and agrees to pay.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated June 1, 1974, recorded June 10, 1974 in Book M-74 at page 7133, Microfilm Records, given to secure the payment of \$10,000, with interest thereon and such future advances as may be provided herein, executed by Barry W. Purnell and Kathryn A. Purnell, husband and wife, to Pacific West Mortgage, which Grantee herein assume and agrees to pay.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated June 1, 1974, recorded June 10, 1974 in Book M-74 at page 7127, Microfilm Records, given to secure the payment of \$4,500, with interest thereon and such future advances as may be provided herein, executed by Barry W. Purnell and Kathryn A. Purnell, to Edward W. Yeaw or Lendell S. Yeaw

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

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(NW 1/4 of property), which Mortgage Grantee herein assumes and agrees to pay.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated June 1, 1974, recorded June 10, 1974 in Book M-74 at page 7137, Microfilm Records given to secure the payment of \$2,700, with interest thereon and such future advances as may be provided therein, executed by Barry W. Purnell and Kathryn A. Purnell, husband and wife, to Billy B. Dailey and Delpha F. Dailey, husband and wife, which Mortgage, grantee herein assumes and agrees to pay.

The true and actual consideration for this transfer is a portion of the Property Settlement Agreement dated July 14, 1975.

Until a change is requested all tax statements shall be mailed to the following address: 6520 Climax, Klamath Falls, Oregon.

DATED this 14TH day of July, 1975.

[Signature]

STATE OF OREGON)
County of Klamath) ss.

July 14, 1975.

Personally appeared the above-named BARRY W. PURNELL and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 9/16/77

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of WILLIAM P. BRANDSNESS ATTY
this 23 day of JULY A.D. 1975 at 3:55 o'clock p.M., and
duly recorded in Vol. M 75, of DEEDS on Page 8378

FEE \$ 6.00

Wm D. MILNE County Clerk

By *[Signature]*

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601