

8670

BARGAIN AND SALE DEED

Vol. 75 Page 16293

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. STILWELL

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
TERI ANN SCHMIDT

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:

An undivided 20% interest in the real property described in  
Exhibit A attached hereto and made a part hereof.

Note: With this deed Teri Ann Schmidt will effectively own  
an undivided 45% of the above described real property.

(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 \$ None - a gift.

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 29 day of December, 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)

STATE OF OREGON, } ss.  
County of Klamath  
December 29, 1975.

Personally appeared the above named

James F. Stilwell

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 7/13/76

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

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 be-

half 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

James F. Stilwell  
519 Main Street  
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Teri Ann Schmidt  
c/o James F. Stilwell  
519 Main Street  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

James F. Stilwell  
519 Main Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

James F. Stilwell  
519 Main Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By \_\_\_\_\_ Deputy

75 DEC 31 1975

Recorder

Exhibit A

STATE OF OREGON

I hereby certify that  
DECEMBER \_\_\_\_\_ A.D.,  
of \_\_\_\_\_ DEEDS

Fee \$

16294

situated in the County of Klamath, State of Oregon, and described as follows:

PARCEL NO. 1:

That part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 38 South, Range 9 East of the Willamette Meridian 1/4<sup>th</sup> South and Easterly of the Old Fort Klamath Road, the centerline of said road being more particularly described as follows:

Beginning at the quarter corner on the East boundary of said Section 28; thence West 142.48 feet to a point in the centerline of said Road; thence South 22°17' West 162.26 feet to a point; thence South 56°21' West 521.34 feet to a point; thence South 38°08' West 575.36 feet to a point; thence South 75°30' West 303.2 feet to a point; thence South 46°29' West to a point on the West boundary of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$  of said Section 28,

EXCEPTING THEREFROM the following described tract of land:

A tract of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$  of Section 28, Township 38 South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at a point which is the Northeast corner of Dixon Addition, which point is also the Southwest corner of the Northeast 1/4 of Southeast 1/4 of said Section 28; thence East along the South line of said Southeast 1/4 of Northeast 1/4, 200 feet to a point; thence North

to the South line of the Old Fort Road; thence Westerly and Southerly along the South line of said Road to its intersection with the West boundary of the Northeast 1/4 of Southeast 1/4 of said Section 28; thence South along the West boundary of said Northeast 1/4 of the Southeast 1/4 to the point of beginning.

PARCEL NO. 2:

SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM the South 660 feet conveyed to I.L.C. Gooding by deed recorded in Volume 83 at page 272, Deed Records of Klamath County, Oregon.

Exhibit A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of DECEMBER A.D., 1975 at 10:36 o'clock A.M., and duly recorded in Vol. M 75 of DEEDS on Page 16293

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

75 DEC 31

*Wh-Recording*

OFFICIAL SEAL

James F. 519 Main St. Klamath Falls

James F. 519 Main St. Klamath Falls

James F. 519 Main St. Klamath Falls