

10267

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That W. T. Walters

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Sue Walters

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 \_\_\_\_\_, State of Oregon, described as follows, to-wit:

A parcel of land situate in the SW 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more specifically described as follows: Commencing at the Northwest corner of the SW 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along the North line of the SW 1/4 NW 1/4 of said Section 34, 430.81 feet to the point of beginning for this description; thence continuing Easterly along the North line of the SW 1/4 NW 1/4 of said Section 34, 631.19 feet to the Northwest corner of that certain parcel of land described in Deed Volume 66 at page 552 of Klamath County Deed Records; thence Southerly along the West boundary of the aforementioned tract of land 51.56 feet to a point on the Northerly right-of-way line of State Highway No. 140; thence South 60°48'50" West along said right-of-way line 638.13 feet; thence leaving said right-of-way line North 11°32'30" West 370.24 feet to the point of beginning.

(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 \$ 1.00

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 17th day of February, 1976; 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.

*W. T. Walters*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
17th February, 1976

Personally appeared the above named  
W. T. Walters

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-30-77

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of FEBRUARY, 1976, at 1:53 o'clock P.M., and recorded in book M. 76 on page 2137 or as file/reel number 10267.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *K. D. Maguire* Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sue Walters

Box 11

Dairy, Oregon 97625

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

76 FEB 17 PM 1 53

76 FEB 17 PM 2 29