

12806

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That
LARRY E. PEACORE and CAROLYN F. PEACORE, husband and wife, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
CAROLYN F. PEACORE

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:

PARCEL 1: Beginning at a point on the South boundary of the U.S.R.S. "A" Canal right-of-way line, which point is 528 feet North of the Northwest corner of the South half of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South 170 feet; thence East 242 feet, more or less, to an intersection with the Southerly boundary of the U.S.R.S. "A" Canal right-of-way line; thence Northwesterly along said Southerly right-of-way line to the place of beginning.

PARCEL 2: Beginning at a point on the West line of, and 280 feet North of, the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which point is also the Northwest corner of premises described in Deed from John A. Caldwell and Ruby May Caldwell to S. A. Barnum and Louise V. Barnum, recorded October 28, 1947 in Book 213, at page 97, Deed Records of Klamath County, Oregon; thence East along the North line of the Barnum premises 353 feet, more or less, to the Southerly right-of-way line of the U.S.R.S. "A" Canal; thence Northwesterly along said canal right-of-way line to the most Easterly corner of premises described in Deed from John Caldwell, et ux, to John W. Caldwell and Myrtle E. Caldwell, husband and wife, recorded September 19, 1946 in Book 196 at page 3, Deed Records of Klamath County, Oregon; thence West 242 feet, more or less, along the South line of said John W. Caldwell premises, to the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11; thence South 78 feet, more or less, 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

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (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 16th day of April, 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.

Larry E. Peacore
Larry E. Peacore
Carolyn F. Peacore
Carolyn F. Peacore

(If executed by a corporation, affix corporate seal.)

STATE OF OREGON,

County of Klamath

April 16, 1976

Personally appeared the above named

Larry E. Peacore and

Carolyn F. Peacore

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires *March 4, 1980*

STATE OF OREGON, County of _____ ss.

19 _____

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the

_____ who, being duly sworn,

_____ 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry E. & Carolyn F. Peacore
4348 Homedale
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Addie Bailey
c/o First Federal Savings & Loan
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 21st day of APRIL, 1976, at 2:13 o'clock PM., and recorded in book M 76 on page 5840 or as file/reel number 12806, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. U. MILNE

By *Hazel Wray* Recording Officer
Deputy

FEE \$ 3.00