

1-1-74

16435

BARGAIN AND SALE DEED

Vol. 76 Page 10886

KNOW ALL MEN BY THESE PRESENTS, That G. E. Rutledge, hereinafter called grantor,for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Phyllis P. Rutledgehereinafter 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:A tract of land in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11 Township 39 South, Range 9 East of the Willamette Meridian, described as follows-

Beginning at a point in the center line of a 50 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, in Township 39 North Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears S. 89 degrees 44 $\frac{1}{2}$ ' West along the said roadway center line 1912.25 feet to a point in the West boundary of said Section 11 and N. 0 Degrees 13 $\frac{1}{2}$ ' West 1652.5 feet to said section corner, thence S 0 degrees 01' East 331.05 feet to a point in the Southerly boundary of said N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, thence N. 89 degrees 42' East along said boundary line a distance of 108.55 feet to the West boundary of Cascade Park, thence N 0 Degrees 01' West a distance of 331.0 feet more or less to an intersection with the center line of the above mentioned roadway; thence S. 89 Degrees 44 $\frac{1}{2}$ ' West along said roadway center line a distance of 108.55 feet to a point of beginning.

Excepting therefrom the North 30 feet of said tract.

(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.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \circ , 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 16 day of July, 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.

G. E. Rutledge

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathJuly 16, 1976

Personally appeared the above named

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Sept. 13, 1978STATE OF OREGON, County of Klamath ss.Personally appeared G. E. Rutledge

and Phyllis P. Rutledge, 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:

G. E. Rutledge

3580 Denver Park

Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Phyllis Rutledge

3580 Denver Park

Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

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 16th day of JULY, 1976, at 9:45 o'clock A.M., and recorded in book M 76 on page 10886 or as file/reel number 16435

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Wm. D. Milne Recording Officer
By *Harold Drago* Deputy

FEE \$ 3.00