

18149

BARGAIN AND SALE DEED

Vol. 16 Page 13296

13296

KNOW ALL MEN BY THESE PRESENTS, That Geraldine M. Davis

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KIPCO INC.,

A Nevada Corporation
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:

SEE EXHIBIT "A" ATTACHED

(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 \$ -0-

~~However, the actual consideration consists of the interest in the property of the grantor or promisee which is~~
the whole part of the 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 11th day of August, 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.

x. Geraldine M. Davis

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

19

Personally appeared

and

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:

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 6-30-78

Notary Public for Oregon

My commission expires:

(SEAL)

Geraldine M. Davis

1920 Arthur

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

KIPCO INC.

804 Churnes Drive

Carson City, Nevada

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore FTS & L - mail

Attorney at Law, 325 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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.

By

Recording Officer

Deputy

EXHIBIT "A"

13297

The following described real property in Klamath County, Oregon:

All those portions of Lots 1, 2 and 3 of Block 7, THE TERRACES
ADDITION TO THE CITY OF KLAMATH FALLS, and that portion of vacated
Shasta View Street adjoining Lot 3, more particularly described as
follows:

Beginning at a point on the Northeasterly right of way Laguna Street,
said point being on the Westerly line of vacated Shasta View Street
and also being North 21° 14' West 74.00 feet from the Southwest
corner of Lot 1 in Block 8, THE TERRACES; thence along the Northeasterly
line of Laguna Street, North 21° 14' West 118.90 feet; thence North-
easterly along the arc of a 19.0 foot radius curve having a long
chord which bears North 41° 39 3/4' East 33.83 feet, a distance of
41.72 feet; thence Southeasterly along the arc of a curve which has
a radius of 115.84 feet and a long chord which bears South 54° 20 1/2'
East 83.42 feet, a distance of 85.34 feet; thence South 33° 14' East
43.42 feet to the most Northeasterly corner of that parcel described
in Deed Volume M-75 at page 16322, Klamath County Deed Records; thence
South 54° 13' 49" West, along the Northwesternly line of said parcel
described in M-75 at page 16322, 87.50 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ 13297 at 3:38
his 25 day of August A. D. 1976 at 3 o'clock P. M., and
fully recorded in Vol. M76, of DEEDS on Page 13296

Wm D. MILNE, County Clerk

By Shirley De Vere

Fee \$6.00