

1-1-74

22304

BARGAIN AND SALE DEED

Vol. 76 Page 19243

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROD E. TRAVIShereinafter 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:DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL I

A Parcel of land situate in the SW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89° 32' 55" East a distance of 1,516.15 feet and South 0° 27' 05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$  S $\frac{1}{2}$  N $\frac{1}{2}$  SW $\frac{1}{4}$  of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00° 27' 05" East along the West line of THE MEADOWS a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89° 32' 55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence South 00° 27' 05" East, a distance of 230.0 feet to a point; thence North 89° 32' 55" East a distance of 110.0 feet, more or less, to the West line of THE MEADOWS; thence North along said West line 230.0 feet, more or less, to the true point of beginning.

PARCEL II

A Parcel of land situate in the SW $\frac{1}{4}$  of Section 11, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89° 32' 55" East a distance of 1,356.15 feet and South 0° 27' 05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$  S $\frac{1}{2}$  N $\frac{1}{2}$  SW $\frac{1}{4}$  of said Section 11; thence continuing South 0° 27' 05" East parallel to the West line of THE MEADOWS a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89° 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence South 0° 27' 05" East a distance of 125.0 feet to a point; thence North 89° 32' 55" East a distance of 100.0 feet to a point; thence North 0° 27' 05" West 125 feet to the true point of beginning.

Together with a non exclusive easement for ingress and egress as described as that first reservation in deed recorded June 28, 1976 in Deed Volume M-76 at page 9724 and extending 219 feet South thereof being of even width of 50 feet and commonly known as Bristol Court.

K. Paddock

NAME, ADDRESS, ZIP

By Hazel May Deputy

FEE \$ 6.00

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(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 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 30th day of November, 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 Theodore J. Paddock*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 30, 1976

Personally appeared the above named

Theodore J. Paddock

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires

STATE OF OREGON, County of ) ss.

Personally appeared

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of NOVEMBER, 1976, at 4:36 o'clock P.M., and recorded in book M 76 on page 19243 or as file/reel number 22304.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel D. Hazel* Recording Officer  
Deputy

FEE \$ 6.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

*First Federal S & L*  
*540 Main St.*  
*Klamath Falls*

NAME, ADDRESS, ZIP