

1-1-74

23454

BARGAIN AND SALE DEED

Vol. 76 Page 20745

KNOW ALL MEN BY THESE PRESENTS, That D. E. COLWELL and BARBARA D. COLWELL, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES D. MARTIN and MADELINE P. MARTIN, husband and wife, 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:

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23; thence due South 43.0 feet; thence South 61°24' West, 376.45 feet; thence North 4°14'10" West, 390.0 feet; thence South 79°43' West, 497.95 feet; thence North 14°44' West, 1255.85 feet; thence North 89°25'45" East, 1168.7 feet to a 3/4" galvanized iron pipe; thence South along the Section line between Sections 22 and 23, 1303.0 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 \$

~~However, the actual consideration consists of the value of the property or value given or promised which is shown by the consideration indicated below. (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 29th day of December, 1975, 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.

(If executed by a corporation, affix corporate seal)

D. E. Colwell  
Barbara B. Colwell

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of ) ss.

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

Personally appeared the above named D.E. Colwell and Barbara B. Colwell and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon  
My commission expires:

(SEAL)

Mr. D. E. Colwell

Box 533

Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

Mr. James D. Martin

Route 3, Box 287

Klamath Falls, Oregon 97601

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:

Mr. James D. Martin

Route 3, Box 287

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 29th day of DECEMBER, 1975, at 9:32 o'clock A.M., and recorded in book M 76 on page 20745 or as file/reel number 23454.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Draz Deputy

FEE \$ 3.00