

1-1-74

23565

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That... WILSON J. WADE and BERTHA L. WADE, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. BRUCE OWENS and E. MARIE OWENS, 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:

PARCEL I: (All in City of Klamath Falls, Oregon)

IRVINGTON HEIGHTS - All Blocks 3, 4, 5, 6, 9, 10; Lots 7, 8, 9, 10, 11, 12, Block 15; Lots 1 thru 6 and 10, 11, 12, Block 11; Lot 4, Block 16.

NOB HILL - Lots 1 thru 6 and 10, 11, Block 1; Lots 1 thru 6, Block 3; Lots 3, 4, 9, 10, Block 7; Lots 7 thru 12, Block 11.

PARCEL II:

A parcel of land lying within that tract of real property recorded in Vol. 343, Page 489 of Deed Records of Klamath County, Oregon, described therein as being situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Base and Meridian, being also a portion of Eldorado Heights Addition to the City of Klamath Falls, Oregon, vacated by Ordinance No. 4865, said parcel of land being particularly described as follows:

Beginning at the same point of beginning of the above tract of real property which point is marked with an iron pipe located on the Westerly boundary of Lexington Avenue at the most Easterly corner of Lot 21, Block 7 of aforesaid vacated Eldorado Heights Addition to the City of Klamath Falls, Oregon as shown on the official plat thereof on file at the office of the County Clerk of Klamath County, Oregon; thence following along

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 \$60,000.00 **

~~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 @, 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 15th day of December, 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.

** Consideration is apportioned as follows: Parcel I, \$35,000.00; Parcel II, \$25,000.00.

Wilson J. Wade
Bertha L. Wade

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
December 15, 1976

STATE OF OREGON, County of } ss.
December 15, 1976

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 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 02/29/1980

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wilson J. Wade and Bertha L. Wade,

GRANTOR'S NAME AND ADDRESS

J. Bruce Owens and E. Marie Owens
1229 Terrace
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

J. Bruce Owens and E. Marie Owens
1229 Terrace
Klamath Falls, Oregon 97601

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

J. Bruce Owens and E. Marie Owens
1229 Terrace
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the day of _____, 1976,

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.

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

the boundary of aforesaid tract of real property, S. 58°08' W. 105.00 feet, N. 31°51'30" W. 518.90 feet and N. 67°07'45" W. 63.30 feet; thence N. 41°07'30" E. 120.00 feet along the Easterly boundary of Lot 1, Block 8 to a one inch iron pipe at the most Northeasterly corner thereof; thence N. 19°28'38" E. 781.79 feet to a onehalf inch iron pipe on the North boundary of said tract of real property distant 80.00 feet Westerly from the Northeast corner thereof; thence N. 89°58'15" E. 80.00 feet to said Northeast corner; thence S. 0°05' E. 1237.30 feet along the East boundary of aforesaid tract of real property to the point of beginning, containing 6.81 acres, more or less.

For record of request of

Wm D. MILNE, County Clerk

Fee \$6.00

105