

23613

BARGAIN AND SALE DEED

Vol. 76 Page 20997

KNOW ALL MEN BY THESE PRESENTS, That MARION A. WILLIAMS GRUVER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RONALD GLEN BOCKELMAN, SR. and BARBARA KELLOGG BOCKELMAN, husband and wife, as tenants by the entirety 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:

W- 1/2 of the SE-1/4 of the SE-1/4 of the SE-1/4, Section 32, Township 37 South, Range 11 East, Willamette Meridian, Klamath County, State of Oregon, excepting therefrom the North 100 feet of said described property. Grantor hereby expressly reserves to herself, her heirs, executors, administrators, personal representatives, and assigns, and to STEPHEN DELBERT MORGAN and VALERIE JEAN MORGAN, husband and wife, and their heirs, executors, administrators, personal representatives and assigns the right to cross the parcel hereby conveyed, by the lanes, roads and bridges now established on the above described property and at such other point as may be agreed upon by the parties to this deed, their heirs, successors, or assigns for the purpose of providing ingress to and egress from the E-1/2 of the SE-1/4 of the SE-1/4 of the SE-1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and the N-1/2 of the SE-1/4 of the SE-1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. The easements or rights of way herein reserved shall be appurtenant to and for the benefit of the E-1/2 of the SE-1/4 of the SE-1/4 of the SE-1/4 and the N-1/2 of the SE-1/4 of the SE-1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way of record and those apparent on the land.

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 \$GIFT DEVISE.

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 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.

Marion A. Williams Gruver

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath

STATE OF OREGON, County of Klamath

December 30, 1976

Personally appeared _____, 1976

Personally appeared, the above named MARION A. WILLIAMS GRUVER, and acknowledged the foregoing instrument to be her voluntary act and deed.

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:

Before me:

(SEAL)

(SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 1-21-81

My commission expires:

Marion A. Williams Gruver

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of December, 1976, at 4:21 o'clock P.M., and recorded in book M76 on page 20997 or as file/reel number _____.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS
Ronald Glen Bockelman, Sr. and
Barbara Kellogg Bockelman, h & w
3950 SECOND ST. RIVERSIDE, CALIF 92502

GRANTEE'S NAME AND ADDRESS
After recording return to:
Michael Marion A. Gruver at Law
325 M 22nd St Box 728
Klamath Falls, Oregon 97623

Until a change is requested all tax statements shall be sent to the following address.
RONALD GLEN BOCKELMAN, SR.
3950 SECOND ST
RIVERSIDE, CALIF. 92502
NAME, ADDRESS, ZIP