

2654

K. 23256

FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate)

WILLIAMS PUBLISHING CO., PORTLAND, OR. 97204

26616

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Wayne N. Horton

4254

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wayne N. Horton and Shirley Y. Horton, husband and wife, as tenants by the entirety, each as to an undivided one-half interest 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: SE 1/4 SW 1/4 and SW 1/4 SE 1/4 of Section 22, Township 39 South, Range 9 E.W.M., SAVING AND EXCEPTING THEREFROM the right of way of the Modoc Northern Railway and the F31 Lateral. ALSO SAVING AND EXCEPTING all that portion of the SW 1/4 SE 1/4 lying East of the Railroad right of way. ALSO SAVING AND EXCEPTING beginning at the intersection of the Westerly line of the Central Pacific Railway Co. right of way and the section line common to Sections 22 and 27, Township 39 S., Range 9 E.W.M. in Klamath County, Oregon, being 3444 feet, more or less, East of the section corner common to Sections 21, 22, 27 and 28, Township 39 S., Range 9 E.W.M.; thence North 33°16' West 1636 feet, more or less, and parallel to the Central Pacific Railway Company right of way to the North line of the SE 1/4 SW 1/4 of said Section 22; thence Westerly on the last said North line 98.02 feet to a point; thence South 33°16' East 1636 feet, more or less, and parallel to the right of way of the said Central Pacific Railway to the section line common to said Sections 22 and 27; thence Easterly along the section line common to said Sections 22 and 27, 98.02 feet, more or less, to the point of beginning, containing 3.00 acres, more or less. SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, (for continuation of this document see reverse side of this deed)

977 MAR 11 PM 3 57

(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 \$ 10.00
However, the actual consideration consists of or includes other property or value given or promised which is 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 4th day of February, 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.

Wayne N. Horton
Wayne N. Horton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath

February 4, 1976

STATE OF OREGON, County of

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

Personally appeared the above named
Wayne N. Horton

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

Before me:
Notary Public for Oregon
My commission expires 3-19-77

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:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
James H. Patton + W.N. Horton
3932 Redondo Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Rt. 1, Box 72
K. Falls
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of
I certify that the within instrument 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

197
named
and acknowledged
ment to
deed

4255
easements, contracts, water and irrigation rights in connection there-
with; Right of the public in any Portion of the herein described premises
lying within the limits of any road or highway and any right-of-ways for
utilities.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 11th day of MARCH A. D. 19 77 at 3:57 o'clock AM and
duly recorded in Vol. M 77 of DEEDS on Page 4254.

FEE \$ 6.00

W. D. MILNE, County Clerk

W. D. Milne