

2333

BARGAIN AND SALE DEED

12228

KNOW ALL MEN BY THESE PRESENTS, That KERNEY W. ROLISON and EVELYN O. ROLISON, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MILANI, formerly JUANITA M. SOKAN, 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 parcel of land containing 10,000 square feet situate in the SE1/4 SE1/4 NW1/4 and the NE1/4 NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East, Willamette Meridian, Crescent, Klamath County, Oregon, BEING that portion of said subdivision included in a strip of land 100 feet in width, 50 feet on each side of the centerline of the old Oregon Railroad between stations 1047+86.25 and 1048+86.25 shown as parcel "A" on the accompanying plat AND more particularly described as follows: BEGINNING AT the NW projection of centerline station 1047+86.25; being the SW corner of the subject parcel, a 5/8" x 30" steel rod; THENCE South 50° 11' East 100.0 feet to a 5/8" x 30" steel rod; THENCE North 39° 49' East 100.0 feet to a 5/8" x 30" steel rod; THENCE parallel to the South line of the parcel, over and across the old Oregon Railroad, North 50° 11' West 100.0 feet to a 5/8" x 30" steel rod; THENCE South 39° 49' West 100.0 feet to the point of beginning, as shown on Exhibit "A" which is attached hereto and by this reference made a part hereof.

(continued on back)

There is no monetary consideration as this is part of a real property exchange.

(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.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 21st day of October, 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.

Kerney W. Rolison
Kerney W. Rolison
Evelyn O. Rolison

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Deschutes } ss.
October 21, 1975.

Personally appeared the above named
KERNEY W. ROLISON and
EVELYN O. ROLISON

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 9-15-78

STATE OF OREGON, County of) ss.
Personally appeared , 19 , 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:

Mr. & Mrs. Kerney W. Rolison
P.O. Box 443
Gilchrist, OR 97737
GRANTOR'S NAME AND ADDRESS

Mrs. Juanita M. Milani
c/o Mohawk Lounge & Restaurant
Crescent, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Juanita M. Milani
c/o Mohawk Lounge & Restaurant
Crescent, OR
NAME, ADDRESS, ZIP

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

Mrs. Juanita M. Milani
c/o Mohawk Lounge & Restaurant
Crescent, OR
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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

12229

TOGETHER WITH a right of access to said property from U.S. Highway 97 on Potter Street and TOGETHER WITH a 20 foot road right-of-way running generally in a Southerly direction along the Easterly boundary of Grantor's property and adjoining U.S. Highway 97.