

1-1-74

32769

BARGAIN AND SALE DEED

Vol. 111 Page 12866

KNOW ALL MEN BY THESE PRESENTS, That BOB A. DORTCH and PAULA M. DORTCH, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHARLES E. LEUTWILER and LYNETTE J. LEUTWILER, 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 parcel of land being that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, T40S, R9E WM, Klamath County, Oregon, lying westerly of a private drain ditch, said parcel being more particularly described as follows:

Beginning at the southwest corner SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence N89°45'43"E along the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, 324.72 feet to the centerline of a private drain ditch; thence following said private drain ditch the following courses: N22°15'16"E, 106.86; N03°34'35"W, 80.15 feet; N16°11'21"W, 258.24 feet; N21°54'54"W, 93.78 feet; N35°32'16"W, 77.42 feet; N38°16'47"W, 113.67 feet to a point where said ditch intersects the north line SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence S89°46'31"W along said north line 135.41 feet to the northwest corner thereof; then S00°12'10"W, 666.96 feet to the point of beginning, containing 4.51 acres, more or less.

SUBJECT TO: A non-exclusive roadway easement across the southerly 30 feet of the above described parcel of land.

TOGETHER WITH: A 60 feet wide roadway easement for egress and ingress for use in common with others lying 30 feet on each side of the south line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10.

ALSO SUBJECT TO THE FOLLOWING DEED RESTRICTION: Grantee hereby agrees as a condition of this conveyance that neither he nor his heirs or assigns shall ever place a mobile home for residential purposes (cont'd on reverse)

(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 \$ 9,275.00

the whole of the above described premises, together with the right of way and easements thereon, and all other rights and interests therein, unto the said grantee and grantee's heirs, successors and assigns forever.

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 July, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County Klamath

July 15, 1976

Personally appeared the above named Bob A. & Paula M. Dortch and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

NOTARY
(SEAL)

Notary Public for Oregon

My commission expires: 4-8-80

STATE OF OREGON, County of _____) ss.

Personally appeared: _____, 1976

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 _____, 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:

(SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLES LEUTWILER
1429 LAKEVIEW
KLAMATH FALLS, ORE 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

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

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

12867

on the above described premises. This restriction shall be binding
on the property and any future owners thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record ~~XXXXXX~~

is 20 day of July A. D. 19 77 at 12:39 P M., or

July recorded in Vol. N-77, of Deeds on Page 12866

Fee \$6.00

By Wm D. MILNE, County Clerk
Wm D. Milne