

1-1-74

33363

BARGAIN AND SALE DEED

Vol. 77 Page 13808

KNOW ALL MEN BY THESE PRESENTS, That FRANK F. GANONG and WILLIAM GANONG, JR.,

hereinafter called grantor,

FRANCIS S. LANDRUM,

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 lying in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Twp. 35 S., R. 14 E., W.M., Klamath County, Oregon, more particularly described as follows: Starting at the NE Corner of the SW $\frac{1}{4}$ of said Section, which Corner is marked by a Brass Cap set in a mound of stone (labeled "CTR $\frac{1}{4}$ SC, S35, 3641"); Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$ 288.75 feet more or less to the Right and Northerly bank of the North Fork of Sprague River; Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$ to its intersection with the Medial Line of the North Fork of Sprague River, which intersection is the True Point of Beginning of this description; Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$ to the SE Corner of the NE $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, which Corner lies 226.71 Feet South-erly from the Left (South) Bank of the North Fork of Sprague River, and which corner is monumented by a Brass Cap set in a mound of stone (labeled "1/32 GANONG 3641"); Thence South 89°59' West along the South Line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 726.0 feet; Thence North 0°50'30" West 226.71 feet; Thence North 89°59' East 264.0 feet; Thence South 30° East to the Medial Line of the North Fork of Sprague River; Thence Easterly and Upstream along said Medial Line of the North Fork of Sprague River to the True Point of Beginning. The Parcel to which the above description applies contains 4.10 acres, more or less.

TOGETHER WITH a non-exclusive easement for ingress and egress on the road across the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35, Twp. 35 S., R. 14 E., W.M. as the same now exists or may hereafter be re-located.

SUBJECT TO: The Option to Re-purchase and other provisions set forth in Agreement executed by Grantors and Grantee contemporaneously herewith to which reference is hereby made for details.

(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 \$ 984.00

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 20th day of July, 1977; 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,

County of Klamath

July 20, 1977

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Personally appeared the above named _____

Frank F. Ganong and William Ganong, Jr.,

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

Before me:

Notary Public for Oregon

My commission expires 10/17/77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Francis S. Landrum
820 Hillside
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Francis S. Landrum
820 Hillside
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of AUGUST, 1977, at 11:05 o'clock A.M., and recorded in book M77 on page 13808 or as file/reel number 33363, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel _____ Deputy
Recording Officer

FEE \$ 3.00