

MTC 1396 - 3763

33409

BARGAIN AND SALE DEED Vol. 11 Page 13850

KNOW ALL MEN BY THESE PRESENTS, That BUENA VISTA LAND CO., INC., an Oregon corporation, herein called "grantor", in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS to it paid, has bargained and sold, and by these presents does grant, bargain, sell and convey in the following percentages unto the following-named grantees, their heirs and assigns forever, to-wit: HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, an undivided 24.909% interest; to WALTER B. WAGGONER and DONNA M. WAGGONER, husband and wife, an undivided 10.9% interest; to ROY B. WAGGONER an undivided 5.45% interest; to DORMAN A. TURNER and ARLENE I. TURNER, husband and wife, an undivided 16.351% interest; to DANIEL G. BROWN and V. ELOUISE BROWN, husband and wife, an undivided 9.689% interest; to H. WARREN PARR and ELEANOR MAE PARR, husband and wife, an undivided 16.351% interest; to FRANCIS J. SCHMECK an undivided 10.9% interest, and to ELDON N. ALT and LYDIA ALT, husband and wife, an undivided 5.45% interest, the following-described premises, situated in Klamath County, State of Oregon, to-wit:

PARCEL 1: A portion of vacated Blocks 21, 22, 25, 26, 29 and 30, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the Northwest corner of vacated Block 21, said BUENA VISTA ADDITION, said corner also being located at the intersection of the South right of way line of Pelican Street and the East right of way line of Berkeley Street; thence S. 00°16' W. along the East right of way line of Berkeley Street 540 feet to a point, being the Northwest corner of Lot 7, Block 22, Buena Vista Addition; thence S. 89°44' E. along the North line of said Lot 7, 140 feet to the Northeast corner of said Lot 7; thence continuing S. 89°44' E. along the center line of the vacated alley 50 feet; thence S. 00°16' W. along the East boundary of Lot 10, Block 22, Buena Vista Addition, 160 feet to the Southeast corner of said Lot 10, said corner also being on the North right of way line of Mt. Pitt Street; thence S. 89°44' E. along the North right of way line of Mt. Pitt Street 830 feet to the intersection of the North right of way line of Mt. Pitt Street and the West right of way line of Alma Alley; thence N. 00°16' E. along the West right of way line of Alma Alley 700 feet to the intersection of the West right of way line of Alma Alley and the South right of way line of Pelican Street; thence N. 89°44' W. along the South right of way line of Pelican Street 1020 feet to the point of beginning. EXCEPTING THEREFROM the parcels of land described in Deed Volume 339, Page 260, records of Klamath County, Oregon, recorded August 6, 1962, and Deed Volume 328, Page 39, recorded March 10, 1961, and also excepting Block 29, Buena Vista Addition to the City of Klamath Falls, Oregon.

(Bargain and Sale Deed - 1)

77 AUG 2 PM 3 31

STATE OF  
I hereby certify  
AUG 1962



1385  
PARCEL 2: Lots 3 and 4, Block 13; S $\frac{1}{2}$  of Lot 8 and all of Lots 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 and the South half of the vacated alley adjoining Lot 23, all in Block 24; Lots 1, 2, 6, 7, 8, 9, 10, 11, 12 and 13, Block 31; all of Block 38; Lots 3, 4 and 5, Block 39; Lots 4, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 43; Lots 6 and 7, Block 47 and that portion of vacated Oregon Avenue adjoining said Lots 6 and 7, all in BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Real property taxes. (2) Improvement Liens levied by the City of Klamath Falls, Oregon,

together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

The true and actual consideration for this transfer is \$180,000.00.

TO HAVE AND TO HOLD said premises unto said grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, BUENA VISTA LAND CO., INC., pursuant to a resolution of its board of directors, has caused these presents to be signed by its President and Ass't. Secretary, this 28<sup>th</sup> day of July, 1977.

BUENA VISTA LAND CO., INC.

By Daniel G. Brown Pres  
By Dorothy Turner Asst. Sec.

STATE OF OREGON } ss. July 28, 1977  
County of KLAMATH }

Personally appeared DANIEL G. BROWN and Dorothy Turner, who, being first duly sworn, did say that they are the President and Ass't. Secretary, respectively, of BUENA VISTA LAND CO., INC., an Oregon corporation, and that the foregoing deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/79

SEND TAX STATEMENTS TO: Return

Joe Green  
% MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of AUGUST A.D., 19 77 at 3:31 o'clock P.M., and duly recorded in Vol. M77, of DEEDS on Page 13850

FEE \$ 6.00

WM. D. MILNE, County Clerk

By [Signature] Deputy