

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard G. Duncan and Marie Duncan, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Fred W. Koehler, Jr. 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:

An undivided three fourth interest in a parcel of land.
A parcel of land situated in Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the quarter section corner on the South boundary of Section 16, Township 35, South Range 7 East of the Willamette Meridian; thence North along the center section line of Section 16, a distance of 1320.0 feet to the Northwest corner of Lot 33, which corner is marked with a 3/4 inch iron pipe; then, East along the North boundary of Lot 33, a distance of 323.30 feet, more or less to a point on the Easterly right of way boundary of U.S. Highway Number 97, which point is marked with a 3/4 inch iron pipe; thence south 20° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4 inch iron pipe marking the true point of beginning of this description; thence North 62° 07' East a distance of 629.30 feet; thence due North to a point on the North line of said Lot 33; thence West along the North line of Lot 33 to the East right of way of Highway 97; thence South 20° 22' West along said right of way boundary 333.30 feet to the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 \$ 2,000.00

① ~~How much the whole consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00~~
 (The sentence between the symbols ①, if not applicable, should be deleted. See OES 91-030.)

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 17 day of August, 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, *Clatsop*
County of *RIVERSIDE*

STATE OF OREGON; County of Riverside)
 8-17 1927

Personally appeared Marie Dumeau and Richard C. Dumeau 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
Marie Dunean
Richard G. Dunean

and acknowledged the foregoing instrument as their voluntary act and deed.

ment to be


Before me:

OFFICIAL SEAL OF THE NOTARY PUBLIC - CALIFORNIA

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.

a corporation,

the corporate seal

Before me:  RIVERSIDE COUNTY
(OFFICIAL SEAL) My comm. expires JUL 24, 1979
John L. [Signature]
Notary Public for the State of California, Corona, CA 91720
My commission expires _____

(OFFICIAL
SEAL)

Richard G. & Marie Duncan
615 E. Monterey Rd.
Corona, Ca. 91720

Fred W. Koehler, Jr.
P.O. Box 1376
Tustin, Ca.

GRANTOR'S NAME AND ADDRESS

After recording return to: D. W. Newton
John W. Newton, Jr.
P.O. Box 1376 Star Rd
Tustin, Ca. 92680

Until a change is requested all our statements shall be sent to the following address:

U.S. Bancorp, Mortgage Loan S.C.
P.O. Box 3347
Portland, Or. 97208

STATE OF OREGON

County of KIMMATH

I certify that the within instrument was received for record on the 19th day of August, 1977, at 2:56 o'clock P.M., and recorded in book M77 on page 15301 or as file/reel number 34427

Record of Deeds of said county

Witness my hand and seal of
County affixed.

WILLIAM D. MILNE

By Hazil Drazil Recording Officer Deputy

FILE # 3.00