

1-1-74

35502

BARGAIN AND SALE DEED

Vol. 17 Page 16878

7/25/77 KNOW ALL MEN BY THESE PRESENTS, That **HARVEY M. MATHIS and KATHERINE A. MATHIS, husband and wife**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JAMES A. BINGHAM and BERNADINE K. BINGHAM, 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 tract of land situated in Section 5, Township 40 South, Range 10 E.W.M., more particularly described as follows:

Beginning at the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 5; thence North along the center line of Section 5 to the Southerly right of way of the G. Canal as now located; thence Northwesterly along the Southerly line of the G. Canal to a point that is South 56°23'30" East 223.80 feet; South 58°36' East 366.50 feet, and South 86°24' East 317.60 feet from its intersection with the Southeasterly right of way line of the G-1 lateral; thence South 5°55' 30" West 1098.40 feet; thence South 0°48'30" East 72.20 feet to the true point of beginning; thence South 83°01' 45" West 60.45 feet; thence South 0°48'30" East 923.30 feet to the South line of Section 5; thence East along said South line 60.45 feet; thence North 923 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion lying within the Dehlinger Lane right of way; Subject to an easement along the East 30 feet of the above described property.

ALSO SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record. The 1977-78 real estate taxes now a lien but not yet payable.

(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 \$ **1.00**

However, the actual consideration consists of or includes other property or value given or promised which is 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 **8** day of **September**, 19 **77**; 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.

Harvey M. Mathis
Katherine A. Mathis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

STATE OF OREGON, County of _____, ss.

County of **Klamath**,
September 8, 19 **77**

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: *Kathy R. Mallama*
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires **6-13-80**

Before me:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

Mathis

GRANTOR'S NAME AND ADDRESS

Bingham

GRANTEE'S NAME AND ADDRESS

After recording return to:
James Bingham
5237 Mazama Dr
Klamath Falls, OR
 NAME, ADDRESS, ZIP

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

James Bingham
same
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **KLAMATH**, ss.

I certify that the within instrument was received for record on the **9th** day of **SEPTEMBER**, 19 **77**, at **3:27** o'clock **PM**, and recorded in book **M77** on page **16879** or as file/reel number **35502**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
 Recording Officer
By Hazel Drayl Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

FEE \$ 3.00

77 SEP 9 PM 3 27