

1-1-74

39198

BARGAIN AND SALE DEED

Vol. <sup>m</sup> 77

Page

22433

KNOW ALL MEN BY THESE PRESENTS, That FREDRICK W. WOERPEL

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
WILBUR WAYNE KEEFER and CHESTER VESTER KEEFER, as tenants in common  
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 portion of the E1/4NW1/4 of Section 33, Township 39 South, Range 8 East of the  
Willamette Meridian, more particularly described as follows:  
Beginning at a point on the Southerly right of way line of the Klamath Falls-  
Ashland Highway (Greensprings Highway) which is South 135 feet and South  
61° 56' West 374 feet from the quarter corner common to Sections 28 and 33,  
Township 39 South, Range 8 E.W.M.; thence South 1514.3 feet, more or less  
to a point on the Northerly right of way line of the Weyerhaeuser logging  
railroad; thence South 54° 12' West 203.43 feet along said right of way line  
to a point; thence North parallel to the East line thereof to the Southerly  
right of way line of the Klamath Falls-Ashland Highway (Greensprings  
Highway); thence North 61° 56' East 187 feet to the point of beginning.

GRANTOR specifically retains unto himself a life estate in the above described  
real property.

(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 \$ <sup>Love & Affection.</sup> ~~see below~~.  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole or 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 7 day of November, 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.

\*and past continuing and on-going  
care of myself by Wilbur Wayne Keefer.

*F. W. Woerpel*  
Fredrick W. Woerpel

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

November 7, 1977

STATE OF OREGON, County of \_\_\_\_\_) 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 \_\_\_\_\_

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 be-  
half 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 10-30-79

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Hal F. Coe*  
431 Main  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
17th day of NOVEMBER, 1977,  
at 2:37 o'clock P.M., and recorded  
in book M77 on page 22433 or as  
file/reel number 39198.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By *Bernetha S. Letch* Deputy

FEE \$ 3.00

ck  
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