

1974 40050

KNOW ALL MEN BY THESE PRESENTS, that PACIFIC WEST MORTGAGE CO.

a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LINDA R. JOLLIFF

hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit: That portion of the N 1/2 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0° 27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0° 27' West approximately 175 feet to the North line of property conveyed to John W. Matney, et ux., by deed recorded on page 351 of Volume 306 Deed Records of Klamath County, Oregon; thence North 89° 30' East a distance of 255 feet; thence North 0° 27' West a distance of 710.8 feet; thence South 89° 30' West 300 feet, more or less, to the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

(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 \$ 2,497.99

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors with its corporate seal affixed, this 13th day of January, 1976

PACIFIC WEST MORTGAGE CO.

(CORPORATE SEAL)

By J. K. Hansen President

By Secretary

STATE OF OREGON, County of Marion) ss: January 13, 1976

Personally appeared J. K. Hansen who, being duly sworn, did say that the former is the president of Pacific West Mortgage Co.

and that the latter is the secretary of said 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.

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires: 4-25-78

NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

Bargain and Sale Deed Corporation

Pacific West Mtg. Co.

TO

Linda R. Jolliff

No.

WHEN RECORDED RETURN TO
Pacific West Mtg. Co.
P. O. Box 497
Stayton, OR 97383
jat

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of } ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M. and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

23665

7017

Rights to the public in and to any portion of said premises lying within the limits of roads and highways. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$9,500.00-Dated April 21, 1972, Recorded May 1, 1972, Book M-72, Page 4588, Mortgagor: Marlene M. Hinton, a single woman, Mortgagee: Bank of Klamath Country, which Vendee DOES NOT assume and agree to pay, and Ronald K. Stephey and Jacquelyn E. Stephey covenant that they will hold him harmless therefrom.

Any and all existing easements of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of TRANSAMERICA TITLE INS. CO
 this 15th day of JANUARY A. D. 1976 at 3:44 o'clock P. M., and
 duly recorded in Vol. M 76, of DEEDS on Page 746.
 FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel D. Hagle

withdrawn

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of Transamerica Title Co.
 this 6th day of December A. D. 1977 at 3:30 o'clock P. M., and
 duly recorded in Vol. N77, of Deeds on Page 23664.

Wm D. MILNE, County Clerk

By Bernetha H. Ketch

Fee \$6.00