

44630

BARGAIN AND SALE DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M78 Page 4899

KNOW ALL MEN BY THESE PRESENTS, That C. O. CARLSTROM and LOUISE CARLSTROM, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HAROLD J. FISH, 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 one-half interest in and to Lot 49 - Tract A Frontier Tracts; Lots 28 and 58 Subdivision of a portion of Tracts B and C Frontier Tracts, a platted portion of Klamath County, Oregon; and

A parcel of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, described as follows:

Beginning at an iron pin at Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0°36' West a distance of 669.40 feet and South 89°24' West a distance of 460.0 feet from the center one quarter corner of said Section 10; thence North 0°36' East a distance of 247.0 feet to an iron pin; thence South 89°34' West a distance of 50 feet to an iron pin; thence North 0°36' East a distance of 99.2 feet to an iron pin on the South line of "A" Street, FRONTIER TRACTS; thence South 89°17' West along the South line of "A" Street 190 feet to the true point of beginning, said true point of beginning being the Northwest corner of the tract of land deeded to Harry R. Waggoner in Deed Book 358 at page 306; thence South 00°36' West along the West line of said Waggoner Tract 158.2 feet to the Southwest corner thereof; thence South 80°40' West to the Southeast corner of the tract of land deeded to Harold J. Fish in Deed Book M-65 at page 3750; thence North 00°36' East along the East line of said Fish Tract and its projection Northerly 158.2 feet, more or less, to the South line of "A" Street; thence East along the South line of "A" Street to the true point of beginning.

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 \$ 0.00 Deed of Gift. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 8th day of February, 1978; 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.

C. O. Carlstrom
Louise A. Carlstrom

(If executed by a corporation, affix corporate seal)

NEVADA
STATE OF ~~OREGON~~

County of Ormsby

February 1978

Personally appeared the above named C. O. Carlstrom and Louise Carlstrom, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Nevada
My Commission Expires 12/20/81

STATE OF OREGON, County of Klamath, ss.

Personally appeared Harold J. Fish, and Louise A. Carlstrom, 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 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

C. O. and Louise Carlstrom
1985 "G" Street
Careon City, Nevada 89701

GRANTOR'S NAME AND ADDRESS

Harold J. Fish
5845 Relatta Drive
Las Vegas, Nevada 89119

GRANTEE'S NAME AND ADDRESS

After recording return to:
Harold J. Fish
5845 Relatta Drive
Las Vegas, Nevada 89119

NAME, ADDRESS, ZIP

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

Harold J. Fish
5845 Relatta Drive
Las Vegas, Nevada 89119

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 14th day of March, 1978, at 4:50 o'clock P.M., and recorded in book M78 on page 4899 or as file/reel number 44630.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By *Deborah A. Hatch* Deputy

Fee \$3.00

300