

1-27811

BARGAIN AND SALE DEED Vol. M 78 Page 6592

KNOW ALL MEN BY THESE PRESENTS, That Sexton, husband and wife Richard W. Sexton and Geneva H. Sexton, hereinafter called grantor, Title Company, Trustee under agreement dated June 1, 1977, 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 parcel of land situated in Lot 12 Block 4 of Mountain View Addition to the City of Klamath Falls according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 12; thence North 87°32'48" East along the North line of said Lot 12, 12.46 feet; thence South 25°33'01" West 28.66 feet to the West line of said Lot 12; thence North 02°27'12" West along the West line of said Lot, 25.31 feet to the 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 \$ none
~~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 13 day of March, 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.

Richard W. Sexton
Geneva H. Sexton

(If executed by a corporation, affix corporate seal)
STATE OF OREGON,
County of Klamath } ss.
March 13, 1978

STATE OF OREGON, County of _____, 19____) 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 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:

Personally appeared the above named Richard W. Sexton and Geneva H. Sexton, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Phyllis Runkles*
Notary Public for Oregon
My commission expires 9/23/81

Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Richard W. Sexton
1909 Terrace
Klamath Falls, OR 97601
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 } ss.
I certify that the within instrument was received for record on the 6th day of April, 1978, at 10:56 o'clock AM, and recorded in book M78 on page 6592 or as file/reel number 45853
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne Recording Officer
By *Bernhard Helwich* Deputy
Fee \$3.00