

51965

BARGAIN AND SALE DEED

Vol. M78 Page 15599

KNOW ALL MEN BY THESE PRESENTS, That Frank E. McBain, Jr. and Betty J. McBain, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Richard Henry Mitchell and Mary Rose Mitchell, 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:

The South half of Government Lot 4, in Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Reserving unto grantor, his heirs and assigns, a perpetual, non-exclusive easement for ingress and egress over the following described parcel of real property situated in Klamath County, Oregon - the East 60 feet of the S 1/2 of Government Lot 4.

Together with an easement for ingress and egress recorded in Deed Volume M73, page 7387, Microfilm Records of Klamath County, Oregon.

(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 \$10.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the full and complete 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 27th day of June, 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.

Frank E. McBain, Jr.
Betty J. McBain

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 27 30th, 1978

Personally appeared the above named Frank E. McBain, Jr. and Betty J. McBain, husband and wife,

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

Before me, *Judy Blubaugh*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8-23-81

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 _____

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard H & Mary Rose Mitchell
Po Mountain Title Co.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of July, 1978, at 3:24 o'clock P.M., and recorded in book M78 on page 15599 or as file/reel number 51965, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Elizabeth Shetch* Recording Officer
Deputy

Fee \$3.00