

1-1-74

BARGAIN AND SALE DEED

56236

KNOW ALL MEN BY THESE PRESENTS, That Ruth Ann Patton

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Raymond E. Patton and Ruth Ann Patton, 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:

A piece or parcel of land situate in the NE¹/₄NE¹/₄ of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pin established by Lyle C. Smith, R.L.S. No. 290, on May 10, 1952 as the Southeast corner of that parcel of land deeded in Volume 299 at page 399, Deed Records of Klamath County, Oregon; thence North 89° 39' West along the Southerly boundary of said parcel of land, according to existing monuments established therefore, 1362.2 feet to an iron pipe on the Easterly right of way boundary of the County Road as the same is presently located and constructed; thence North 21° 04' East along the Easterly right of way boundary of the said County Road 553.2 feet to an iron pipe; thence South 89° 39' East 1163.3 feet to an iron pipe; thence South 517.3 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- (For continuation of this document, see reverse side of this deed.)

(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 \$love and affection.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of October, 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.

Ruth Ann Patton
Ruth Ann Patton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

October 5, 1978

Personally appeared the above named

Ruth Ann Patton

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 3/30/81

STATE OF OREGON, County of) ss.

Personally appeared _____, 19_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

00333

00333

22291

3. Reservations as set forth in Deed from Emma L. Kinney, a single woman, to Wilbur A. Lewis, et ux., dated September 27, 1961, recorded September 27, 1961 in Book 332 at page 564 Deed Records, as follows: "...saving and reserving unto the Grantor, her heirs and assigns an undivided $\frac{1}{4}$ of all mineral rights and an undivided $\frac{1}{2}$ of all rights to the steam upon said property, with the right of ingress and egress for the purpose of utilizing said reserved rights."

...of land situated in the NW $\frac{1}{4}$ of Section 22, Township 22, Range 12E, Meridian 1E, in the County of Klamath, State of Oregon, and being more particularly described as follows:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded as an original copy established by Lyle C. Smith, N.L.S. No. 290, on the 6th day of October, 1978, at 10:50 a.m. or thereabouts, and filed for record at request of Transamerica Title Co.

the 6th day of October

A.D. 1978, at 10:50 a.m. or thereabouts

July recorded in Vol. M78 of Deeds on Page 22290

Wm. D. MILNE, County Clerk

By Bernice Shetch

Fee \$6.00

...feet to the point of beginning.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Easements, including ditches, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District (for location of this document, see reverse side of this deed).

...to the point of beginning.

With Ann Patton

STATE OF OREGON, County of Klamath, ss.

...the being duly sworn.

(OFFICIAL SEAL)

...the Commission Expires

STATE OF OREGON

...County of Klamath

Recording Officer
County Clerk