

1-1-74

61425

BARGAIN AND SALE DEED

Vol. 71 Page 1741



KNOW ALL MEN BY THESE PRESENTS, That JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES C. PINNIGER 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 tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 18, Township 39 S., R. 10 E.W.M. more particularly described as follows: Beginning at an iron pin monument marking the SE corner of said Section 18; thence N. 89°52'30" W., along the S. line of said Section 18, 336.67 feet to the true point of beginning of this description; thence continuing N. 89°52'30" W., along said S. line, 170.0 feet to a point; thence N., parallel with the E. line of said Section 18, 261.36 feet to a point; thence S. 89°52'30" E. 170.0 feet to a point; thence S., parallel with the E. line of said Section 18, 261.36 feet to the point of beginning, said tract containing 1.022 acres, LESS AND EXCEPTING THEREFROM the S. 30 feet heretofore conveyed to Klamath County for road purposes by deed recorded in Vol. M-67, Page 9643, records of Klamath County, Oregon.

SUBJECT TO: 1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.

2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

3. Rules, regulations, liens, assessments, contracts, rights of way (continued on reverse)
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-

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 19 day of January, 19 79, 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.

Jean E. Pinniger
Jean E. Pinniger

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 19, 19 79

Personally appeared the above named
JAMES C. PINNIGER and JEAN E.
PINNIGER, husband and wife,

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 9/16-80

STATE OF OREGON, County of) ss.
19

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 be-
half 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:
Notary Public for Oregon
My commission expires:

JAMES C. AND JEAN E. PINNIGER
4369 Selma
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

JAMES C. PINNIGER
4369 Selma
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
same as above

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page or as
file/roll number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

ALL MEN BY THESE PRESENTS, that JAMES C. PINNINGER and JEAN E. PINNINGER, husband and wife, for the purpose of releasing and discharging the said premises from all and every lien, mortgage, deed of trust, or other encumbrance, and for the purpose of releasing and discharging the said premises from all and every obligation created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.

Any unpaid charges or assessments of Klamath Basin Improvement District.

5. Reservations and restrictions contained in deed from Orin D. Reeder and Leona Reeder, husband and wife, to Carrol B. Howe, dated August 5, 1948, recorded April 28, 1949, in Deed Volume 230, Page 504, records of Klamath County, Oregon.

6. Grant of right of way, including the terms and provisions thereof, given by George S. Lewis and Mary E. Lewis, husband and wife, to the California Oregon Power Company, a corporation, dated July 12, 1951, recorded July 24, 1951, in Deed Volume 248, Page 526, records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss. Filed for record at request of Crane & Bailey 22nd day of January, A. D. 1979, at 8:57 clock AM, and

uly recorded in Vol. 179, of Deeds on Page 1741. Fee \$6.00. Wm D. MILNE, County Clerk. The undersigned, James C. Pinner and Jean E. Pinner, husband and wife, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, State of Oregon.

[Signature]

STATE OF OREGON, County of Klamath, ss. Personally appeared James C. Pinner and Jean E. Pinner, husband and wife, who being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, State of Oregon.

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 19th day of January, 1979, at 8:57 clock AM, and recorded in book 179, page 1741, of the Record of Deeds of said County. Witnesses my hand and seal of County Clerk. Recording Officer Deputy