62104

WHEN RECORDED MAIL TO:

Giacomini, Jones & Zamsky
Attorneys at Law
635 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Eugene N. Parker
Katherine L. Parker
1521 McClellan Drive
Klamath Falls, Oregon 97601

(Don't use this space; reserved for recording label in counties where used.)

STATE OF OREGON
Vol. m79 Page 2878

County of _____

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 filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

_____ Title

By _____ Deputy

RECEIVED FEB 6 1979 11:00 am

BARGAIN AND SALE DEED

JAKE, INC., an Oregon Corporation, GRANTOR, conveys to EUGENE N. PARKER and KATHERINE L. PARKER, husband and wife, as Tenants by the Entirety, GRANTEE, the following described real property situate in Klamath County, Oregon:

Lot 93 of MOYINA, according to the official plat thereof on file in Klamath County, Oregon; ALSO,
Beginning at the SW corner of Lot 94 of MOYINA; thence N 85°39' E along the Southerly boundary of said Lot a distance of 125 feet to the SE corner of said Lot; thence Northwesterly along the arc of a curve to the left, the radius of which is 628.34 feet, a distance of 8 feet; thence S 86°23' W 125 feet, more or less, to the point of beginning; and
TOGETHER WITH the non-exclusive perpetual easement in and to a certain well located and situate upon the following described real estate, to wit: A parcel of land in the SW¼SE¼ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: BEGINNING at a point in the SW¼SE¼ of said Sec. 36, which bears N 31°33' E a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Sec. 36; thence N 69°50' E 108.0 feet; thence S 16°06½' E 72.0 feet; thence S 75°36' W 106.0 feet; thence N 17°47' W 61.23 feet, more or less, to the point of beginning.
SUBJECT TO: Mortgage, including the terms and provisions thereof, dated June 22, 1962, recorded June 25, 1962, in Mortgage Volume 211 at page 221, executed by George Marion Grant and Lorene Grant, husband and wife, to the Prudential Life Insurance Company of America, which Mortgage Grantee hereby expressly assumes and agrees to pay in accordance with the terms and provisions thereof, and said Grantee further agrees to hold Grantor harmless from and indemnify Grantor against any and all claims of whatsoever kind or nature arising from said Mortgage or obligations secured thereby.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $23,457.58. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., assumption of above referenced Mortgage balance of $11,742.42 and Promissory Note, secured by Second Mortgage, of $23,457.58.

In construing this Deed, and where the context so requires, the singular includes the plural.

(EXECUTION OF THIS DEED APPEARS ON REVERSE SIDE)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

2879

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 30 day of January, 1979, and has caused its name to be signed and seal affixed by its Officers, duly authorized thereto by order of its board of directors.

JAKE, INC.

By D. O. Potter
President

CORPORATE SEAL

By Katherine L. Parker
Secretary

STATE OF OREGON)
)ss.
County of Klamath)

On the 30 day of January, 1979, personally appeared D. O. Potter and Katherine L. Parker who, being duly sworn, each for himself or herself, and not one for the other, did say that the former is the President and that the latter is the Secretary of JAKE, INC., an Oregon 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: Eda Gilbert
Notary Public for Oregon
My Commission Expires 6/6/81
(Official Seal)

NOTARY PUBLIC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at 11:00 A.M., and this 6th day of February A.D. 1979 at o'clock M., and duly recorded in Vol. M 79, of DEEDS on Page 2878

Wm D. MILNE, County Clerk

FEE $6.00

By Hazel Drazil