

1-1-74

63940

BARGAIN AND SALE DEED

Vol M79 Page 5730



KNOW ALL MEN BY THESE PRESENTS, That MELVENE D. NITSCHHELM

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE H. NITSCHHELM and H. GAEL NITSCHHELM

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: an undivided one-half interest to each grantee as tenants in common, described as follows:

A tract of land situated in Lots 2 and 3, Block 6, Tract 1080, WASHBURN PARK, a duly recorded plat, more particularly described as follows: Beginning at the NE corner of said Lot 3 as marked by a 1/2 inch iron pin; thence S. 00°04'50" W., along the westerly right of way line of Washburn Way, 7.7 feet; thence N. 89°55'10" W., parallel to the N. line of said Lot 3, 250.00 feet; thence N. 00°04'50" E. 88.00 feet to a 5/8 inch iron pin, being S. 00°04'50" W., 350.00 feet from the N. line of said Lot 2; thence S. 89°55'10" E., parallel to the N. line of said Lot 2, 250.00 feet to a 5/8 inch iron pin on the westerly right of way line of said Washburn Way; thence S. 00°04'50" W. 80.03 feet to the point of beginning.

(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 \$9,375.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the subject of this deed, and which is hereby acknowledged by the parties hereto.~~

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 7th day of February 1979, 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.

Melvene D. Nitschhelm

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of KLAMATH) ss.
February 19th, 1979

STATE OF OREGON, County of) ss.
1979

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 _____

Personally appeared the above named MELVENE D. NITSCHHELM and acknowledged the foregoing instrument to be her voluntary act and deed.

_____, 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, *Herbert F. Smith*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 12/13/82

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

MELVENE D. NITSCHHELM

GRANTOR'S NAME AND ADDRESS

GEORGE H. NITSCHHELM and H. GAEL NITSCHHELM

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GEORGE H. and H. GAEL NITSCHHELM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of March, 1979, at 11:04 o'clock A.M., and recorded in book M79 on page 5730 or as file/reel number 63940, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Bernie H. Jelsch Recording Officer
Deputy

Fee \$3.00

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