

1-1-74

64433

## BARGAIN AND SALE DEED

Vol. <sup>M</sup> 79 Page 6491

KNOW ALL MEN BY THESE PRESENTS, That Fred Walker

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Susan Marie Walker, husband and wife, hereinafter called grantor, 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:

Tract Number 11 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less that portion deeded to Clarence R. James by deed dated March 3, 1936, recorded in Volume 107 at page 53, Deed Records of Klamath County, Oregon; said exception being on the South 200 feet of the East 350 feet of Tract Number 11.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.
2. An easement created by instrument, including the terms and provisions thereof,

Recorded : May 11, 1943 in Volume 155, page 199 Deed Records of Klamath County, Oregon.

In favor of : F. L. Weaver and Elsie Weaver

For : Irrigation purposes

Affects : Exact location not disclosed

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District. (For continuation of this deed, see reverse side of this document.)

(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 \$ Transfer of title only.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols (H), 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 22 day of March, 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.

Fred Walker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 22

} ss.

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Personally appeared the above named

Fred Walker

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-8-81

STATE OF OREGON, County of \_\_\_\_\_ ) 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:

Mr. and Mrs. Fred Walker  
5520 Avalon  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

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.

By \_\_\_\_\_

Recording Officer

Deputy

4. Reservations as contained in deed recorded February 8, 1937, in Volume 108, page 104, Deed Records of Klamath County, Oregon, to-wit: "The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines."

Recorded for record in Volume 107 of Deed Records of Klamath County, Oregon, on the 22nd day of March, A. D. 1979 at 3:11 o'clock P. M.

Recorded in Vol. M79 of Deeds on Page 6494  
Wm D. MILNE, County Clerk  
By *Bernetha Shetch*

Fee \$6.00  
Klamath County, Oregon  
T. W. Weaver and Miss Weaver  
Irrigation purposes  
Exact location not disclosed  
The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.  
For continuation of this deed, see reverse side of this document.  
Witness my hand and the seal of said County at Medford, Oregon, this 22nd day of March, 1979.  
T. W. Walker  
County Clerk

STATE OF OREGON, County of Klamath  
I, County Clerk, do hereby certify that the foregoing instrument was duly and lawfully executed by the parties thereto in my presence and in the presence of the witnesses named therein, and that the same is a true and correct copy of the original as the same appears in my office.  
Witness my hand and the seal of said County at Medford, Oregon, this 22nd day of March, 1979.  
T. W. Walker  
County Clerk

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