

1-1-74

68754

BARGAIN AND SALE DEED

Vol. 1779 Page 1362

KNOW ALL MEN BY THESE PRESENTS, That EUGENE FOX

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NORMAN EVERETT HARTZ, AND NANCY L., HIS WIFE, AS JOINT TENANTS.

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:

NORTHWEST ONE-QUARTER of the NORTHWEST ONE-QUARTER of SECTION TWENTY-THREE, TOWNSHIP THIRTY-FIVE SOUTH, RANGE ELEVEN EAST, FORTY ACRES MORE OR LESS. WILLAMETTE MERIDIAN.

- (1) SUBJECT to the following:
Covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record affecting said county.
- (2) Reserving therefrom an easement of thirty feet in width along all exterior boundaries for ingress and egress with power to dedicate.
- (3) Excepting therefrom and reserving to seller 100% of all oil, mineral and products derived therefrom within or underlying said land.

THIS PROPERTY WAS PURCHASED ON A CONTRACT OF SALE IN 1967, AND IS NOT A PART OF ANY SUBDIVISION.

(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.

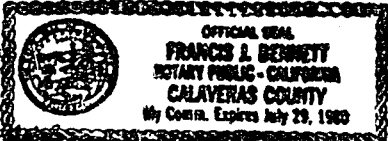
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,450.00

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 7 day of June, 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.

(If executed by a corporate officer, affix corporate seal)



Eugene Fox

CALIFORNIA
STATE OF OREGON,

County CALAVERAS

ss.

STATE OF OREGON, County of

) ss.

JUNE 7, 1979

Personally appeared

and

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 EUGENE FOX and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: FRANCIS J BENNETT

(SEAL)

Francis J Bennett

Notary Public for Oregon CALIFORNIA
My commission expires: JULY 29 1980

Notary Public for Oregon
My commission expires:

(SEAL)

EUGENE FOX
P. O. BOX 267
AVERY, CA 95224

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Norman Hartz
1093 Windsor Street
San Jose, CA 95129

GRANTEE'S NAME AND ADDRESS

After recording return to:

EUGENE FOX
P. O. Box 267
Avery, CA 95224

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Norman Hartz
1093 Windsor Street
San Jose, CA 95129

NAME, ADDRESS, ZIP

STATE OF OREGON

) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 11th day of JUNE, 1979, at 10:51 o'clock A.M., and recorded in book M 79 on page 13622 or as file/reel number 68754.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Jacqueline J. Milne, Recording Officer
Deputy

FEE \$ 3.00

ck 300