

1-174

70584

BARGAIN AND SALE DEED

Vol. M79 Page 16641

KNOW ALL MEN BY THESE PRESENTS, That C. M. Kirkpatrick, Jr. and Merle L. Kirkpatrick, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto O. A. Kirkpatrick and Carol M. Kirkpatrick, husband and wife 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:

The S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 6, Twp. 41 S., Range 12 E.W.M., less the following described portion: All that part of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 6, Twp. 41 S., R. 12 E.W.M. described as follows: Beginning at the NW corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$, thence South along the West line of South $\frac{1}{2}$ SE $\frac{1}{4}$ 920 feet, more or less, to the North bank of the irrigation ditch running Easterly across said S $\frac{1}{2}$ SE $\frac{1}{4}$ as now located and constructed, thence Easterly following the said North bank of said irrigation ditch as now located and constructed across the said S $\frac{1}{2}$ SE $\frac{1}{4}$ to the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$, thence North on the East line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ to the Northeast corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$, thence West along the North line thereof 2640 feet, more or less, to the point of beginning, which excepted portion was conveyed by Clarence M. Kirkpatrick, et ux, to Luther T. and Gladys A. Hansen by deed recorded in Book 172, at page 305, Deed Records of Klamath County, AND ALSO all that portion of line of the U. S. R. S. "D" Canal; Subject, however, to the following:

1. Easements and rights of way of record or apparent on the land.
2. Reservations and restrictions in the patent covering the land.
3. Future assessments for irrigation, drainage and reclamation purpose.
4. To all contracts pertaining to irrigation, drainage or reclamation which may affect the property.

(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 \$ 50,000.00. 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 13 day of July, 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.

C. M. Kirkpatrick Jr.
C. M. Kirkpatrick, Jr.
Merle L. Kirkpatrick
Merle L. Kirkpatrick

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 13, 1979

Personally appeared the above named C. M. Kirkpatrick, Jr. and Merle L. Kirkpatrick, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

OFFICIAL SEAL)

Ruby Peterson
Notary Public for Oregon

My commission expires 11-8-81

STATE OF OREGON, County of _____

19____

Personally appeared _____

and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

C. M. Kirkpatrick, Jr. et ux
Star Rt., Box 104A
Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

O. A. Kirkpatrick et ux
Star Rt., Box 123
Malin, Oregon 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

O. A. Kirkpatrick
Star Rt., Box 123
Malin, Oregon 97632

NAME, ADDRESS, ZIP

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

O. A. Kirkpatrick et ux
Star Rt., Box 123
Malin, Oregon 97632

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 July, 1979, at 4:32 o'clock PM., and recorded in book M79 on page 16641 or as file/reel number 70584

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Wm. D. Milne

By Bernice H. Lettsch
Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE