

1-1-74

70585

BARGAIN AND SALE DEED

Vol. 779 Page 16642



KNOW ALL MEN BY THESE PRESENTS, That O. A. Kirkpatrick and Carol M. Kirkpatrick, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto C. M. Kirkpatrick, Jr. and Merle L. 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:

An undivided one-half interest in that property described as follows: Beginning at the Northwest corner of Lot 6 in Section 7 in Township 41 South of Range 12 East of the Willamette Meridian, and running thence North along the East line of the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northeast quarter of said Section, 40 chains to the Northeast corner of the said Southwest quarter of Northeast quarter; thence West along the North line of said Southwest quarter of Northeast quarter and Southeast quarter of Northwest quarter, and Lot 2 of said Section, 43 chains to the Township line at the Northwest corner of said Lot 2; thence South along the Township line 40 chains; thence East 23 chains to the Northwest corner of Lot 5 of said section, and thence East along the said North line of said Lot 5 to the place of beginning, and containing 172 acres, more or less, and including the Northwest quarter of the Southeast quarter, the Southwest quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter, and Lot 2 of said Section, and parts of Lots 3 and 4 thereof, SAVING AND EXCEPTING those certain rights and easements conveyed to the United States of America, by deed recorded on page 511 of Vol. 21, on page 605 of Vol. 39, on page 191 of Vol. 47, and on page 523 of Vol. 116 of Deed Records of Klamath County, Oregon. (For continuation of this description 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 \$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.

O. A. Kirkpatrick
O. A. Kirkpatrick
Carol M. Kirkpatrick
Carol M. Kirkpatrick

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 13, 1979

) ss.

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

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)

Before me:
Quincy Peterson

Notary Public for Oregon

My commission expires 11-8-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

Until a change is requested all true statements shall be sent in the following address.

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

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.

Recording Officer

Deputy

By

SPACE RESERVED
FOR
RECORDER'S USE

55221 509

JOY

CLERK OF THE COURT

2-2-108

16643

SUBJECT TO:

- (1) All contracts with the United States of America and Klamath Irrigation District, relative to irrigation and/or drainage, and any rights of way for ditches or canals heretofore conveyed or in use in connection therewith.
- (2) Acceptance of the terms of the Reclamation Extension Act, executed by John Cacka, and recorded October 24, 1914, on page 560 of Vol. 43 of Deeds, and by Nettie Cacka, recorded November 4, 1914, on page 628 of Vol. 43 of Deeds, records of Klamath County, Oregon.
- (3) Right of way for pole line conveyed by Harry Hundley and Hazel Hundley, his wife, to the California Oregon Power Company, dated April 19, 1949, recorded April 26, 1949, on page 451 of Vol. 230 of Deeds, Records of Klamath County, Oregon, and other easements and rights of way (if any) of record, or apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of xx

this 13th day of July A. D. 1979 at 4:32 clock P.M., or

July recorded in Vol. 179 of Deeds on Page 16642

W. D. MILNE, County Clerk.

Lorita Hetch

Fee \$6.00