

1-174

72186

BARGAIN AND SALE DEED

Vol. 79 Page 19109



KNOW ALL MEN BY THESE PRESENTS, That Austin B. Lewis

hereinafter called grantor, and LOIS P. LEWIS, Trustees Under Declaration of Trust Dated July 12, 1979, 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:

Grantor's undivided one-half interest in; Lots 13 and 14, Block 125, MILLS ADDITION, EXCEPTING THEREFROM the Easterly part of Lot 14 deeded to Klamath County in Deed Book 335, Page 87. The South 2.1 acres of Tract 40 B and all of Tract 40 C, ENTERPRISE TRACTS, EXCEPTING THEREFROM that portion deeded to Klamath County in Deed Book 335, page 87, tract deeded to Fred A. Lewis, et ux, in Deed Book 336, Page 157, parcel deeded to United States of America for canals and laterals in Deed Book 38, Page 209, and that portion of Tract 40 C described as follows: Beginning at a one-half inch iron pin on the E. right of way line of Washburn Way, said point being N. 00°20'00" E. along the centerline of Washburn Way and along the W. line of Section 34 a distance of 332.19 feet and S. 89°33'03" E. a distance of 30.00 feet from the 5/8 inch iron pin marking the W. one-quarter corner of Section 34; thence N. 00°20'00" E. along the E. right of way line of Washburn Way a distance of 285.00 feet to a one-half inch iron pin; thence S. 89°33'03" E. parallel with the N. line of "Mills Gardens" subdivision a distance of 472.43 feet to a one-half inch iron pin; thence continuing S. 89°33'03" E. a distance of 29 feet, more or less, to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeasterly along said Westerly line to the N. line of "Mills Gardens" subdivision; thence N. 89°33'03" W. along the N. line of "Mills Gardens" subdivision (S. 89°45' W. by said subdivision plat) a distance of 20.96 feet, more or less, to a two inch iron pipe; thence continuing N. 89°33'03" W. along said subdivision line a distance of 606.40 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 \$ None. Actual consideration is assumption of trusteeship by grantee herein. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the parties between the parties, if applicable, should be indicated in OPS 93038.

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 12th 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.

Austin B. Lewis
Austin B. Lewis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah

ss.

July 12, 1979

Personally appeared the above named

Austin B. Lewis

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

Before me, *Russell A. Webb*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires Jan. 17, 1981

Austin B. Lewis

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:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of August, 1979, at 2:42 o'clock P.M., and recorded in book 779 on page 19109 or as file/reel number 72186

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Nide
By *Bernice J. Nide* Recording Officer
Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

Austin B. Lewis and Lois P. Lewis, Trustees

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Austin B. Lewis
8000 S.E. Stark St.
Portland, Oregon 97215

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE