



FRONTIER
TITLE & ESTATE CO.

77449

BARGAIN AND SALE DEED

Vol. m 79 Page 27737

KNOW ALL MEN BY THESE PRESENTS, That DONALD M. WELLS, hereinafter called grantor, and SANDIA C. IVEY, 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 the following described real property:
Lot 152 of THIRD ADDITION TO SPORTSMAN PARK, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

- 1. 1979-80 taxes, a lien in an amount to be determined but not yet due and payable.
- 2. Utility easements as delineated on the recorded plat along the West 8 feet.
- 3. Setback restrictions as delineated on the recorded plat along the East 10 feet.
- 4. Easement recorded September 1, 1953 in Volume 262, page 581, for the right to build necessary dike, drainage and irrigation ditches and locate a pumping plant.
- 5. An easement created by instrument recorded November 8, 1955 in Volume 279, page 97.
- 6. Agreement recorded February 15, 1924 in Volume 63, page 459.

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 \$1,750.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 21st day of October, 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.

Donald M. Wells

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Douglas } ss.
Oct. 29, 1979

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared the above named
Donald M. Wells

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

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: *E. A. White*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires Oct 12, 1980

Notary Public for Oregon
My commission expires _____
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Douglas K. & Sandia C. Ivey
P. O. Box 646
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of November, 1979, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M79 on page 27737 or as document/fee/file/instrument/microfilm No. 77449. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Brenda J. Getch* Deputy