

77936

BARGAIN AND SALE DEED

Vol. 1779 Page 28457

KNOW ALL MEN BY THESE PRESENTS, That CHRISTIANE B. JACKSON

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GORDON JACKSON, personal representative of the Estate of JAMES H. JACKSON, 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:

PARCEL 1: Lot 17 of OUSE KILA HOME SITES.

PARCEL 2: A tract of land located in Lot 16, OUSE KILA HOME SITES, more particularly described as follows:

Beginning at the Southwest corner of said Lot 16; thence Southeasterly along the South boundary of said Lot 16, 1.50 feet; thence Northeasterly 130.00 feet, more or less to the Northwest corner of said Lot 16; thence Southwesterly along the West boundary of said Lot 16, 130.00 feet to the point of beginning.

PARCEL 3: A tract of land situated in the SE $\frac{1}{4}$  of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the center one-fourth corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to a 1/2 inch iron pin on the Northeasterly right of way line of Lakeshore Drive (Highway No. 421); thence North 30°12'56" West 35.33 feet

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 \$ -0-.

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 11th day of December, 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.

Christiane B. Jackson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.  
December 5, 1979

Personally appeared the above named CHRISTIANE B. JACKSON, and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My Commission expires 12-20-81

STATE OF OREGON, County of ss.  
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

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)

CHRISTIANE B. JACKSON  
2071 Lakeshore Drive  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

GORDON JACKSON  
c/o Alan Lee, Attorney at Law  
439 Pine, Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Alan Lee, Attorney at Law  
439 Pine Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of

I certify that the within instrument was received for record on the day of 1979, 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.

By Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

ck  
7/8

PARCEL 3, continued.

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to a 5/8 inch iron pin on the said Northeasterly right of way line, said point being the True Point of Beginning of this description; thence leaving said right of way line North 61°15'46" East 21.07 feet; thence Southeasterly along the arc of a curve to the right (central angle=53°49'08", radius=100.00 feet) 93.93 feet; thence South 64°55'06" East 109.68 feet; thence Southeasterly along the arc of a curve to the left (central angle=19°52'30", radius=400.00 feet) 138.75 feet; thence South 84°47'36" East 75.60 feet to the Southwesterly line of deed recorded in Volume M69 page 4801; thence South 11°43'00" East 122.71 feet to the Southwesterly corner of deed recorded in Volume M69 page 4801; thence North 78°17'00" East 463.0 feet, more or less, to a point on the Westerly shore line of Upper Klamath Lake; thence Southwesterly along said shore line to a point that bears South 31°30'46" West a distance of 156.44 feet from the last described point and being the Southwesterly corner of Deed Volume 316 page 204; thence leaving said shore line South 78°17'00" West 603.0 feet, more or less, to a point on the Northeasterly right of way line of said Lakeshore Drive; thence Northwesterly along the said right of way line following the arc of a curve to the left (central angle=14°12'46", radius=439.26 feet) 108.96 feet; thence continuing along said right of way line North 34°07'00" West 249.50 feet; thence continuing along said right of way line following the arc of a curve to the right (central angle=05°22'46", radius=686.30 feet) 64.44 feet to the True Point of Beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~XXXXXX~~

this 11th day of December, A. D. 1979 at 10:06 A.M., and

fully recorded in Vol. M79, of Deeds on Page 28457

W. D. MILNE, County Clerk

By *Bernice H. Hetch*

Fee \$7.00

(8-06)