

78633

BARGAIN AND SALE DEED

29552

KNOW ALL MEN BY THESE PRESENTS, That WALTER SMITH, JR. and DOROTHY M. SMITH, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WALTER SMITH, JR. and DOROTHY M. SMITH, TENANTS IN COMMON, 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:

As fully set forth in Exhibit "A" attached hereto

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

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 20 day of December, 19 79; 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.

*Walter Smith Jr.*  
*Dorothy M. Smith*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

December 20, 19 79

Personally appeared the above named WALTER SMITH, JR. and DOROTHY M. SMITH,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1/25/80

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_

\_\_\_\_\_ 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

WALTER SMITH, JR. and DOROTHY M. SMITH

GRANTOR'S NAME AND ADDRESS

WALTER SMITH, JR. and DOROTHY M. SMITH, TENANTS IN COMMON

GRANTEE'S NAME AND ADDRESS

After recording return to  
Walter Smith Jr.  
Rt. 1, Box 57  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

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.

By \_\_\_\_\_

Recording Officer  
Deputy

5350  
7950

29553

EXHIBIT "A"

The SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11, and all that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 10, lying East of Lost River, more particularly described in that certain deed from David Vinson to Robert C. Cowley recorded in Book 36 at page 554 of Deed Records of Klamath County, Oregon, all of said lands being in Township 40 S. R. 13 E.W.M., EXCEPTING the following described portion thereof:

A parcel of land in Sec. 10, Twp. 40 S. R. 13 E.W.M., containing an area of 6.7 acres, more or less, and being all that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 10 lying on the easterly side of the center line of Lost River and within the boundaries of a strip of land of 230 feet in width and lying with 170 feet on the right or easterly side and 60 feet on the left or westerly side of the line described as follows:

Beginning at a point that is on the south boundary of the NE $\frac{1}{4}$  of said Sec. 10, and is distant therealong North 89°52' W. 537.3 feet from the east quarter corner of said Sec. 10, and running thence North 34°37' W. 534.6 feet; thence northerly on a curve to the left with a radius of 715.2 feet for an arc distance of 75.9 feet; thence North 40°46' W. 393.1 feet; thence northerly on a curve to the right with a radius of 715.2 feet for an arc distance of 404.8 feet; thence North 8°23' W. 133.8 feet to a point that is on the north boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 10, and from which the northeast corner of said Sec. 10 bears North 43°37' E. 1871.9 feet, the side line boundaries of said strip of land to be lengthened or shortened as the case may be so as to terminate in the boundaries of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 10.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~request of~~

this 26th day of December

A. D. 1979 at 4:37 o'clock P. M., and

duly recorded in Vol. 1170, of Deeds

on Page 29552

Wm D. MILNE, County Clerk

By *Bernetha Heltsch*

Fee \$7.00