

1-1-74

80504

BARGAIN AND SALE DEED

Vol. M80 Page 2650

KNOW ALL MEN BY THESE PRESENTS, That Ben and Blanche Jones, Husband and Wife,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kenneth O. and Betty Jean Sunford, 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:

A portion of Lot 3, Section 3, Township 35 South, Range 7 E. W. M. more particularly described as follows:

Beginning at a point on the North Boundary of Lot 3, Section 3, of the above-named Township, Range and Meridian which point is west 2651.17 feet from the Northeast Corner of said Section 3, and west 1331.17 feet from the initial point of the City of Chiloquin, and also being on the westerly side of the Southern Pacific Railroad which curves 2 degrees to the southwest, said point of beginning also being the point of intersection of the North Boundary of said Lot 3 and a radius of 2 degrees.

Curve at 95.0 feet from the center of the main line, and 20 feet westerly on the same radius from the railroad right-of-way.

Thence west 756.02 feet along the North Boundary of said Lot 3, to a point: thence south 507.67 feet to a point, which is 20.0 feet northwesterly from the right-of-way line of the above-named railroad; thence northeasterly parallel to and 20 feet from the curved right-of-way line of the above-named railroad, 914.52 feet, more or less, to the point of beginning, enclosing an area of 4.91 acres, more or less, and being in the above-named Lot 3, Section 3, Township 35 South, Range 7 E. W. M., according to the official plat thereof on file in the records of Klamath County, Oregon.

Less Tax Lot 601, which was formerly sold to the Grantee.

(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 \$ 1,000.00 Cash \*

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which, by X, in the space provided below, or on a separate sheet attached hereto, and refer to the deed by its serial number.)~~

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 8 day of February, 1980; 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.

\* Receipt for the full amount is hereby acknowledged by the Grantor's signature below.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath } ss.  
February 8, 1980

Personally appeared the above named

Ben Jones and Blanche Jonesand acknowledges the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-1981

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: \_\_\_\_\_

Ben and Blanche Jones

Box 542

Chiloquin, Or. 97624

GRANTOR'S NAME AND ADDRESS

Kenneth O. and Betty Jean Sunford

14214 S. E. Vista Lane

Milwaukie, Oregon 97222

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth O. and Betty Jean Sunford

14214 S. E. Vista Lane

Milwaukie, Or. 97222

NAME, ADDRESS, ZIP

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

Kenneth O. and Betty Jean Sunford

14214 S. E. Vista Lane

Milwaukie, Oregon 97222

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of February, 1980, at 9:14 o'clock AM., and recorded in book/reel/volume No. M80 on page 2650 or as document/fee/file/instrument/microfilm No. 80504, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Deputy Deputy

Fee \$3.50

FEB 11 AM 9 14

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