

1-74 92136

## BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That PAUL W. NEIL

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDNA O'CONNOR MCNEIL, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at the intersection of the North line of the Northeast one-quarter of the Southwest one-quarter of Section 1, Township 24 South, Range 6 East, Willamette Meridian with the center line of the county road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the center line of said county road to a point which is 191 feet 2 3/4 inches Southerly along the center line of said highway from a P.K. nail which is set approximately 18" Northerly along the center line of said highway from the place of beginning; thence Westerly at right angles and perpendicular to the center line of said county road and along the existing fence line a distance of 153 feet to the fence corner as it exists on the date hereof; thence Northerly along the existing Northerly-Southerly fence line which is approximately parallel with the center line of said county road to the North line of the Northeast 1/4 of the Southwest 1/4 of said Section 1; thence Easterly along said North line to the place of beginning.

SUBJECT TO: Rights of the public in and to that portion thereof lying within the boundaries of said county road;

ALSO SUBJECT TO: Easement for electrical transmission lines as now located on said premises adjacent to said county road;

ALSO SUBJECT TO: The following conditions and restrictions for a period of twenty-five years from and after September 1, 1960:

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE (Continued on reverse side)  
 However, the actual consideration paid for this transfer, stated in terms of dollars, is \$  
 consideration (indicate which). (The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.050.)

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 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.

Paul W. Neil

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
 County of Benton ) ss.  
 February 12, 19 80.

Personally appeared the above named

PAUL W. NEIL

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

Before me:

Joya A. Martin

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 9-20-81

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

PAUL W. NEIL

GRANTOR'S NAME AND ADDRESS

EDNA O'CONNOR MCNEIL

P.O. Box 27

Crescent Lake, Oregon

After recording return to:

VAN VACTOR &amp; FRANCIS

P. O. Box 343

Pend, Oregon 97701

NAME, ADDRESS, ZIP

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

Ms. Edna O'Connor McNeil

P. O. Box 27

Crescent Lake, Oregon 97425

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 P.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

- 5265
1. Said premises shall be used for residential purposes only and there shall not be constructed on or allowed to remain on said premises more than one single family residence.
  2. In the event Grantee or her successors in interest of the above described premises shall fail to keep, perform and maintain any of the above conditions and restrictions, then any injured property owner or owners are given the right to bring suit against any violator thereof for damages; and besides rendering judgment for damages, costs and attorney's fees, the Court shall order the discontinuance of said breach of the conditions and restrictions.

The above-described premises includes two parcels previously conveyed to the Grantee.

The consideration for this deed is the full and complete settlement of a boundary line dispute between Grantor and Grantee which involves the South line and West line of the property owned by Grantee. The intention is to settle the southerly boundary line and the westerly boundary line of the property owned by Grantee at and along the fence lines as the same exist on the date hereof. The acceptance of this deed by Grantee shall constitute a full and complete settlement of all boundary line disputes between Grantor and Grantee.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Van Vactor & Francis  
this 20th day of March A. D. 1980 at 11:30 clock A.M., and  
fully recorded in Vol. 1430, of Deeds on Page 5264

Wm D. MILNE, County Clerk

By Bernetha A. Deloche

Fee \$7.00