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Vol. 80 Page 866

BARGAIN AND SALE DEED

Until a change is requested
send tax statements to:

Waldo A. Childress
P.O. Box 65

Grant of Title, Oregon 97420

BERNARD M. SMITH and SHARON MORRISON, fka/. SHARON SMITH
conveys to ALDO A. BALDUCCI and MERRIAM J. BALDUCCI, husband and
wife, Grantee, all that real property described on Exhibit "A"
attached hereto and made a part hereof by this reference.

This deed is executed in lieu of foreclosure and in full
satisfaction of a certain Contract of Sale between Grantor and
Grantee herein dated November 27, 1978.

DATED this 9th day of May, 1980.

Bernard M. Smith
BERNARD M. SMITH

Sharon Morrison
SHARON (SMITH) MORRISON

STATE OF OREGON)
County of Deschutes) ss.
May 9, 1980.

Personally appeared the above named BERNARD M SMITH and
SHARON MORRISON and acknowledged the foregoing instrument
to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: 12/4/81

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 24, South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction a distance of 650 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Northeasterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 300 feet to a point; thence at right angles to said last course and in a generally Southwesterly direction a distance of 250 feet more or less, to the said Northeasterly right of way line of said Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Southeasterly direction a distance of 300 feet, more or less, to the point of beginning.

PARCEL 2:

A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right-of-way of Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a general Northwesterly direction, a distance of 1300 feet to a point which is the true point of beginning; thence at right angles to said highway right-of-way line in a generally Northeasterly direction 250 feet to a point, thence at right angles to said last mentioned course and in a generally Southeasterly direction, 350 feet to a point; thence at right angles to said last mentioned course, and in a generally Southwesterly direction 250 feet, more or less, to said Northeasterly right-of-way line of said Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a generally Northwesterly direction, a distance of 350 feet, more or less, to the point of beginning.

CR:cr

GRANTOR FURTHER RELEASES:

Any right and interest seller has in the Liquor License issued by the OLCC.

Return
E. W. Krupp
P.O. Box 379
Albany, Oregon 97231

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of May A.D., 19 80 at 1:54 o'clock P M., and duly recorded in Vol. 380 of Deeds on Page 8666.

FEE \$7.00

WM. D. MILNE, County Clerk

By *Bernice Helbach* Deputy