

1-1-74

89944

BARGAIN AND SALE DEED

Vol M80 Page

17906



KNOW ALL MEN BY THESE PRESENTS, That GARY T. WHITTLE and SANDRA J. WHITTLE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEVEN A. MILLER and LORETTA M. MILLER, 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:

Lots 13, 14, 15, 16, 17, 18, 19 and 20, Block 5, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ALSO Lot 21 and a portion of Lot 22 all in Block 5, SECOND HOT SPRINGS ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a three-fourths inch iron pin on the most Easterly corner of said Lot 22 said point being on the intersection of Spring Street

CONTINUED ON REVERSE

The purpose of this instrument is to convey the herein Grantors' interest in that certain Contract of Sale recorded in Volume M78, page 20476, and that certain Contract of Sale, recorded in Volume M78, page 22526, Klamath County Microfilm Records.

(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 \$55,000.00

However, the actual consideration consists of the following: (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 18 day of September, 19 80, 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.

x Gary T. Whittle
Gary T. Whittle
x Sandra J. Whittle
Sandra J. Whittle

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Jackson } ss.
September, 19 80.

Personally appeared the above named
Gary T. Whittle and Sandra J. Whittle

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of _____) ss.
_____, 19 _____

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 _____

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. & Loretta M. Miller
1453 Esplanade
Klamath Falls, Or. 976-1
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

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.

Recording Officer
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

and Esplanade Avenue; thence South 25° 52' West along the Easterly line of said Lots 22 and 21 a distance of 67.80 feet to a one-half inch iron pin on the Southeast corner of said Lot 21; thence North 64° 03' West along the Southerly line of said Lot 21 a distance of 111.19 feet to a concrete nail on the Southwesterly corner of said Lot 21; thence North 29° 34' East along the Westerly line of said Lots 21 and 22 a distance of 44.22 feet to a point that is South 29° 34' West a distance of 85.78 feet from the one-half inch iron pin marking the most Northerly corner of said Lot 22, said point also being 1.0 feet Southeasterly measured at right angles from an existing steel fence; thence North 56° 56' East a distance of 76.18 feet to a point on the Northerly line of said Lot 22, said point being 1.4 feet Southeasterly, measured at right angles from an existing steel fence; thence South 33° 04' East along the Northerly line of said Lot 22 a distance of 80.57 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.
this 19th day of September A. D. 19 80 at 4:05 o'clock P. M., and

duly recorded in Vol. M80, of Deeds on Page. 17906

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00