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BARGAIN AND SALE DEED

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 KNOW ALL MEN BY THESE PRESENTS, That MARTHA ANDREWS, now known as Martha Andrews Meeker,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MEEKER and FLOYD MEEKER, as tenants by the entirety, MARTHA ANDREWS 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:

All that certain real property more particularly described in attached Exhibit "A" which by this reference is incorporated herein as if here set forth in full.

(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 \$ 0.00

the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00

In Witness Whereof, the grantor has executed this instrument this 23 day of Feb, 1981, 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.

Martha Andrews Meeker
Martha Andrews, now known as Martha
Andrews Meeker.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON.

County of Klamath

Feb 23

1087

Personally appeared the above named.....
Martha Andrews Meeker

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

Before me

Notary Public for Oregon

My commission expires 4-11-84

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:

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Martha Andrews Meeker

GRANTOR'S NAME AND ADDRESS

Martha Andrews Meeker & Floyd Meeker
5850 Balsam Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return for

Timothy A. Bailey, Attorney at Law
540 Main, Suite 204
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Martha Andrews Meeker & Floyd Meeker
5850 Balsam Drive
Klamath Falls, Oregon 97601

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/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.~~

Witness my hand and seal of
County affixed.

[illegible]

By Deputy

DESCRIPTION

All that portion of the Southwest quarter of the Northwest quarter of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence South 1348.93 feet to the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence East 384.34 feet; thence South 1003.00 feet; thence North 72° 14' 14" West 70.34 feet; thence South 40° 37' 42" West 155.66 feet; thence South 110 feet more or less to the North boundary of that certain tract of land to the State of Oregon by and through its State Highway Commission described in Deed Volume 104, at page 547; thence continuing in a Southeasterly, Southerly and South direction along said tract of land and the North line of Balsam Drive, to the Westerly extended line of a tract of land described in Deed Volume 284, page 91, thence North along said Westerly line to the Northwest corner of that certain tract of land; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at a point which lies South 1348.93 feet from the Northwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 89° 00' 26" East 384.34 feet; thence South 1003.00 feet to a point; thence North 72° 14' 14" West 70.34 feet to a point; thence South 40° 37' 42" West, 155.66 feet; thence South 110 feet more or less to the North boundary of a tract of land deeded to the State of Oregon by and through its State Highway Commission, thence in a Westerly and Northwesterly direction to the Westerly line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North to the point of beginning, all situate in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following:

Beginning at the quarter corner common to Sections 11 and 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the West line of said Section 12 a distance of 490.0 feet; thence along the Northerly line of the County Road South 24° 30' East a distance of 76.6 feet; thence South 45° 39' East a distance of 277.2 feet; thence South 62° 11' East a distance of 113.6 feet; thence South a distance of 173.1 feet; thence West a distance of 330.0 feet to the point of beginning, excepting from the above parcel of land a strip 60 feet in width along the Northeasterly side, said strip being in use as a road along the Northeasterly side of the above described parcel of land.

FURTHER EXCEPTING THEREFROM any portion thereof lying within the right of way line of Balsam Drive.

ALSO EXCEPTING THEREFROM the following:

Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 690 feet; thence North 89° 49' West for a distance of 1650 feet to the Southeast corner of the tract herein conveyed; thence North 600 feet; thence North 89° 49' West 363 feet; thence South 600 feet; thence South 89° 49' East for a distance of 363 feet to the point of beginning.

SUBJECT TO:

3281

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described have been specially assessed as farm use land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given;
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of West Side Sanitary District;
5. Reservations, restrictions and easements as contained in Deed from V.C. Heavilin and Rose H. Heavilin, husband and wife, to the State of Oregon, by and through its State Highway Commission, recorded in Volume 104, page 547, Deed Records of Klamath County, Oregon, including but not limited to the following:
"Also a perpetual right, license and easement 20 feet in width, is hereby granted to the grantee herein, its officers, agents, employees, contractors, and permittees for a hauling road over and across the property of the grantor, and to extend from the easterly side of the above mentioned property to a connection with the county road or roads leading to Klamath Falls, Oregon."
6. All other easements, rights of way, reservations and restrictions now of record, including all of the terms and provisions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ at _____
this 24th day of February A.D. 19 81 at 4:43 o'clock P.M., and
duly recorded in Vol. M81 of Deeds on Page 3279

EVLYN BIEHN, County Clerk

By Bernetha W. Deloach

Fee \$10.50