

1-1-74

97259

BARGAIN AND SALE DEED

Vol mg/ Page 4844



KNOW ALL MEN BY THESE PRESENTS, That JACKLYN MARY BIRD

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JAMES TERRANCE BIRD

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:

LOT 6, BLOCK 36, FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat recorded with the office of the County Clerk of Klamath County, Oregon.

The consideration would include \$12,000.00 release of equity from Grantor to 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.

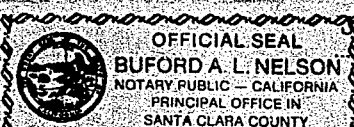
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...3,000.00.....

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (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 day of September, 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.

Jacklyn Mary Bird



(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Santa Clara, My Commission Expires September 13, 1983

September 19, 1980

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

Personally appeared the above named

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

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: Buford A. L. Nelson

(OFFICIAL SEAL)

Notary Public for California My commission expires Sept. 13, 1983

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James T. Bird  
403 Lincoln  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 1981, at 1:31 o'clock P.M., and recorded in book M81 on page 4844 or as file/reel number 97259

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Beihn County Clerk

By Debra L. Jensen Recording Officer Deputy Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE

26 358

State File Number

**DORIS MAE ARNOLD**

DATE OF DEATH (month, day, year)  
February 13, 1981

DATE OF BIRTH (month, day, year)  
May 30, 1923

CITY, TOWN OR LOCATION OF DEATH  
Klamath Falls

HOSPITAL OR OTHER INSTITUTION - NAME  
West Medical Center

IF HOSP. OR INST. Indicate DOA:  
OP: Oper. Rm. Inpatient (Specify)  
IC: Inpatient

COUNTY OF DEATH  
Klamath

STATE OF BIRTH (If not in U.S.A. name country)  
Minnesota

CITIZEN OF WHAT COUNTRY  
U.S.A.

MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (specify)  
Married

SPOUSE (IF MARRIED, WIDOWED)  
Wm. L. F. Arnold

WAS DECEDENT EVER IN U.S. ARMED FORCES? (Specify Yes or No)  
Yes

SOCIAL SECURITY NUMBER  
477-12-197

USUAL OCCUPATION (Give kind of work done during most of working life, even if retired)  
Registered Nurse

KIND OF BUSINESS OR INDUSTRY  
Medical Profession

RESIDENCE - STATE  
Oregon

COUNTY  
Klamath

CITY, TOWN OR LOCATION  
Klamath Falls

STREET AND NUMBER OR R.F.D., ZIP  
2136 Darrow Street 97601

FATHER - NAME first middle last  
Clarence Ware

MOTHER - Maiden Name first middle last  
Laura McKenzie

INFORMANT - NAME and relationship to deceased  
William L. F. Arnold, husband

LOCATION city or town state  
Klamath Falls, Oregon 97601

NAME AND ADDRESS OF FACILITY  
Davenport's Chapel of the Good Shepherd, 6420 South Sixth Street, Klamath Falls, Oregon 97601

DATE SIGNED (Mo. Day, Yr.)  
Feb. 16 '81

HOUR OF DEATH  
1:00 A.M.

DATE RECEIVED BY REGISTRAR (Mo. Day, Yr.)  
FEB 17 1981

REGISTRAR  
Claudia Francis

PART I IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c))

(a) Cardiac Arrest Posture Interval between onset and death  
Terminal

(b) Pulmonary Embolism Interval between onset and death  
Known

(c) Primary Lung Cancer Interval between onset and death  
Known

PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not listed to cause given in PART I (a)

ACCIDENT (Specify Yes or No)  
No

DATE OF INJURY (Mo. Day, Yr.)  
None

HOUR OF INJURY  
None

DESCRIBE HOW INJURY OCCURRED  
None

PLACED AT WORK (Specify Yes or No)  
None

PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)  
None

LOCATION  
None

STREET OR R.F.D. NO.  
None

CITY OR TOWN  
None

STATE  
None

HS-2 Rev. 1-80

STATE OF OREGON  
County of Klamath

This certifies that the foregoing is a correct and complete transcript of a record of death on file with the Klamath County Department of Health Services.

MARIAN ACKERMAN, Registrar Vital Statistics

By Claudia Francis, Deputy Registrar

Date FEB 17 1981

VOID IF ALTERED

NOT VALID WITHOUT RAISED SEAL OF THE REGISTRAR



State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of March A.D., 1981 at 2:32 o'clock p. M., and duly recorded in

Vol. M81 of Deeds on page 4845.

EVELYN BIEHN  
COUNTY CLERK

Fee \$ 3.50

By Debra L. Jensen deputy

OPTION

97261

Vol. M81 Page 4846

In consideration of \$3,390.00, the undersigned, Grantor, hereby grants to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, Grantee, until midnight, March 17, 1982, the exclusive option to purchase for the total sum of \$13,560.00, including said sum paid herewith, those certain premises situated in the County of Klamath, State of Oregon, described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 17, SPRAGUE RIVER, in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 14, T. 36N., R. 10E., W.M.

as more particularly described on attached Exhibit (S) "A" by this reference made a part hereof.

This option shall be deemed duly exercised if Grantee shall within said option period or any extension thereof give written notice of Grantee's election to exercise the same. Such notice may be delivered to Grantor personally or by letter duly directed and mailed to Grantor at the address hereinafter shown.

Within fifteen (15) days after exercising this option, Grantee shall deposit the balance of said purchase price in escrow with a duly qualified title insurance company, Agent, with instructions to disburse the amount deposited to the order of Grantor when there has been duly recorded a good and sufficient deed conveying to Grantee the fee simple, marketable title to such property free and clear of all encumbrances except current real property taxes, which shall be prorated, the usual printed exceptions and

and when said title company is prepared to issue to Grantee an owner's policy of title insurance in the amount of said purchase price insuring title to be so vested in Grantee. Concurrently, Grantee shall give Grantor notice of said deposit.

Within thirty(30) days after notice of Grantee's said deposit, Grantor shall deposit with Agent such deed duly executed and acknowledged with instructions to issue said title policy at Grantor's expense. If, upon examination, any defects or encumbrances other than as above mentioned are found in said title, then Grantor shall have a period of not more than thirty(30) days from the deposit of said deed in which to remove the same. If for any reason Grantor shall fail to so deposit said deed or shall be unable to so convey such title to said premises within said period, then Grantee at its election may reclaim its said deposit together with any sums paid for this option and any extensions thereof; or Grantee may, by written notice to Grantor, extend the time in which Grantor may so deposit such deed or remove said defects or encumbrances, in which case Grantee shall have the right at its election to cause said funds deposited with agent to be expanded for the purpose of removing any such defects or encumbrances, and the remaining balance shall be held for the account of Grantor when such title is so conveyed. The grant of any said extension shall not impair the right of Grantee at its election to accept title subject to any defects or encumbrances, or to compel Grantor to furnish marketable title as aforesaid or to reclaim all amounts paid and deposited by Grantee hereunder.

Grantee may, at its own risk, enter upon said premises at all times during this option period or any extension thereof for any purpose; provided, however that if Grantee fails to exercise this option within said option period, then all of Grantee's rights hereunder shall terminate and Grantee shall remove all of its personal property from said premises and shall reimburse Grantor for any damages caused by Grantee to said premises or to any crops growing thereon in excess of the sum paid herewith.

Dated this 17 day of March, 1981.

by \_\_\_\_\_

John M. Elliott  
John M. Elliott  
attorney in fact

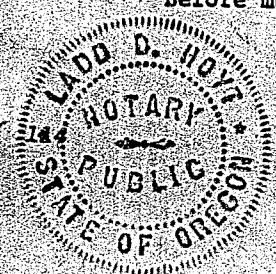
State of Oregon, County of Klamath  
March 17, 1981

Cecil E. Elliott Attorney

Personally appeared the above named \_\_\_\_\_ in fact for John M. Elliott and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Ladd D. Hoyt  
Notary Public for Oregon  
My Commission Expires: January 11, 1984



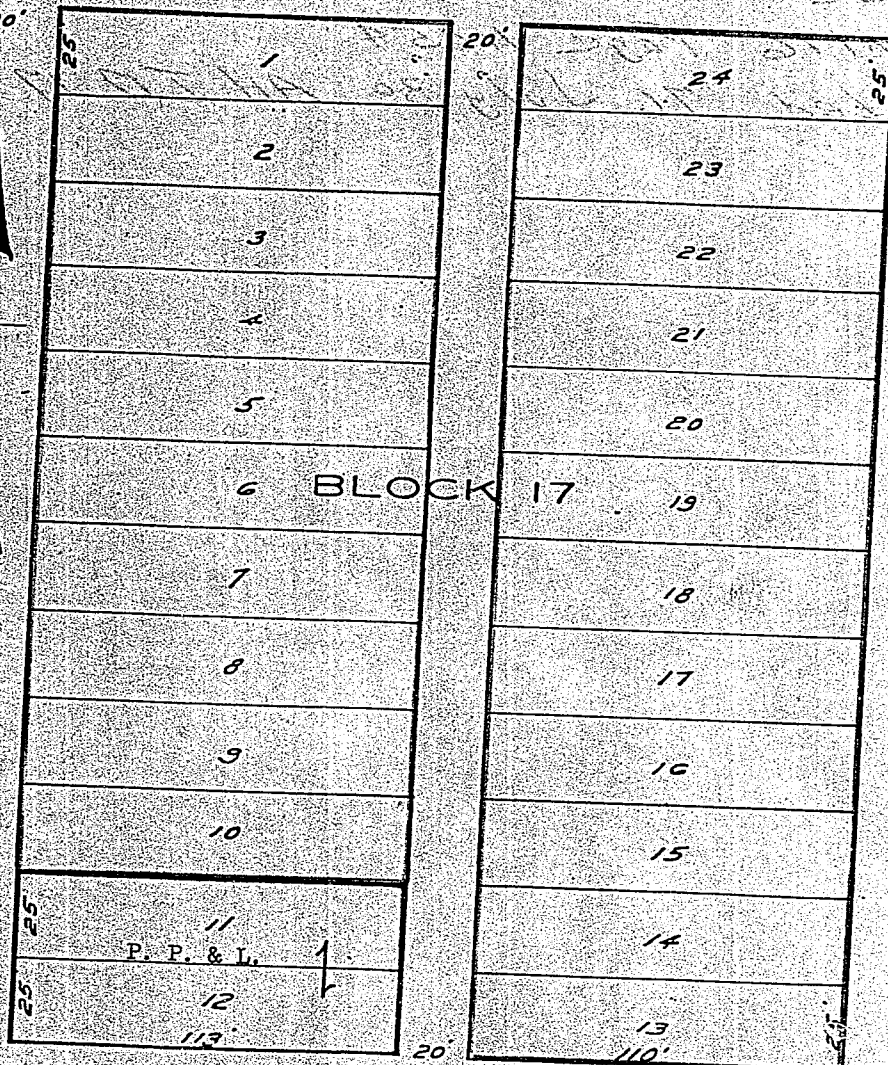
Return P.P.L.  
R/W. Dept  
Public Serv. Bldg  
Portland, Or. 97204

57'

60'

FIFTH AVE.

30'



60'

ST.

SECOND

60'

SIXTH AVE.

SPRAGUE RIVER, OREGON

PACIFIC POWER & LIGHT COMPANYOWNER John M. ElliottSECTION 14 T. 36 S., R. 10 E., W.M.Klamath COUNTY, Oregon

DATE \_\_\_\_\_ GRANTORS \_\_\_\_\_

SCALE 1" = 50' EXHIBIT "A"

PD -

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SHEET 1 OF 1

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of March A.D., 1981 at 2:38 o'clock P.M., and duly recorded in Vol M81, of Deeds on page 4846.

Fee \$ 7.00

EVELYN DIEHN  
COUNTY CLERKBy Debra J. Janssen deputy