

1-1-74

3510

BARGAIN AND SALE DEED

Vol. 148/ Page 14981



KNOW ALL MEN BY THESE PRESENTS, That L. SCOTT CRENSHAW

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. WILLIAM NEUNER

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:

An undivided one half interest, grantor likewise reserving an undivided one half interest in the following described property:
See Exhibit "A" attached hereto.

(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 \$10.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 3 day of August, 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.

L. Scott Crenshaw
L. Scott Crenshaw

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Douglas

August 3, 1981

Personally appeared the above named

L. Scott Crenshaw

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8/4/83

STATE OF OREGON, County of Douglas) ss.

July 30, 1981

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

L. Scott Crenshaw
2657 Tenmile Valley Road
Tenmile, OR 97481
GRANTOR'S NAME AND ADDRESS

J. William Neuner
P.O. Box 1786
Roseburg, OR 97470
GRANTEE'S NAME AND ADDRESS

After recording return to:

J. William Neuner
P.O. Box 1786
Roseburg, OR 97470
NAME, ADDRESS, ZIP

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

J. William Neuner
P.O. Box 1786
Roseburg, OR 97470
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.

NAME TITLE
B Deputy

SPACE RESERVED
FOR
RECORDER'S USE

28
AUG 21 AM 11 28

EXHIBIT "A"

14982

That portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the County Road known as Williamson Road, North of the Sprague River, and West of the following described line:

Beginning at an iron pipe in the existing Southerly right of way fence of the Williamson Road from which the Section corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East of the Willamette Meridian, bears North 58° 27 $\frac{1}{2}$ ' East 1162.0 feet distant; thence South 00° 01' East 1174.9 feet to an iron pipe reference monument; thence South 00° 01' East 31 feet, more or less, to the Northerly low water line of Sprague River, EXCEPTING the East 165 feet thereof.

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River.
3. Contract between Josephine L. Pavlik, also known as Josephine L. Snyder and Jack Ulam.
4. Contract between Jack Ulam and J. William Neuner and L. Scott Crenshaw.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on request of _____

this 21st day of August A. D. 19 81 at 11:28 o'clock A. M., and
duly recorded in Vol. M81, of Deeds on Page 14981

EVELYN BIEHN, County Clerk
By Bernetha A. Letch

Fee \$7.00