

BARGAIN AND SALE DEED

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7330

KNOW ALL MEN BY THESE PRESENTS, That M. RUTH NOVAK

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN NOVAK and PAUL NOVAK, as tenants in common, her right, title and interest in, 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:

SEE ATTACHED EXHIBIT "A".

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 \$101,666.00

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 25th day of November, 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.

M. Ruth Novak
M. RUTH NOVAK

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Personally appeared the above named M. RUTH NOVAK

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of) ss.
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Personally appeared 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:

M. RUTH NOVAK
1737 Tiffany
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
John Novak and Paul Novak
2935 South Sixth
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return:
STEVEN A. ZAMSKY, P.C.
110 North 6th, Suite 207
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

John Novak and Paul Novak
2935 South Sixth
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON.

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 reel volume No. on page or as document fee file instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"

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

A tract of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Twp. 39 S., R. 9, E.W.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 3, thence South 00°00 $\frac{1}{2}$ ' East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant from, at right angles Northeasterly from the center line of the Klamath Falls-Lakeview Highway, also known as South Sixth Street as the same is now located and constructed, said parallel line being the Northerly right of way line of said Highway; thence South 55°52 $\frac{1}{2}$ ' East along said right of way line 1216.2 feet, more or less, to an iron peg marking the true beginning point of this description, from which a cross chiseled in the concrete sidewalk for a witness mark by the Oregon State Highway Commission on July 15, 1947, bears South 34°07 $\frac{1}{2}$ ' West 10.0 feet; said beginning point also marks the center line of the party wall between the lands of Swan Lake Moulding Company and Frank P. Drew covered by party wall agreement dated June 1, 1948, and filed January 25, 1949, in Klamath County Deed Records in Volume 228, page 196 and further covered by extended party wall agreement dated August 26, 1968, in Klamath County Deed Records in Volume M68, page 7816; running thence at right angles to said Sixth Street North 34°07 $\frac{1}{2}$ ' East following center line of said party wall and its extension 175.0 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence South 55°52 $\frac{1}{2}$ ' East 50.0 feet along said Southwesterly boundary to an iron peg marking the boundary between the lands of the Novak Parts Supply Inc. and Swan Lake Moulding Company; thence South 34°07 $\frac{1}{2}$ ' West 175.0 feet along said boundary to an iron peg in the Northerly right of way boundary of South Sixth Street, from which the cross chiseled in the concrete sidewalk for a witness mark by the O. S. H. C. bears South 34°07 $\frac{1}{2}$ ' West 10.0 feet, thence from said iron peg North 55°52 $\frac{1}{2}$ ' West along said boundary 50.0 feet to the place of beginning containing .2 acres, more or less, of land in Klamath County, Oregon

EXHIBIT "A" to
Bargain and Sale Deed

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~separate~~

this 11 day of December A. D. 19 81 at 2:08 o'clock P.M.

duly recorded in Vol. M 81, of Deeds on Page 21236

Fee \$8.00

By Evelyn Biern, Clerk
James M. Owen