

1-1-74

9622

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That EUGENE FOX Vol. MSV Page 2648

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM JOHN RAMSEY, 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:

Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section Thirty-Four, Township Thirty-Two South, Range Seven East..Ten acres more or less.

1. Subject to the following:  
Covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record affecting said property.
2. Reserving therefrom an easement of fifteen feet in width along all exterior boundaries for ingress and egress.

THIS PROPERTY WAS PURCHASED ON A CONTRACT OF SALE ON June 9, 1976,  
AND IS NOT A PART OF ANY SUBDIVISION.

(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 \$ 5,450.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols <sup>(1)</sup>, 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 11th day of February, 19 82.  
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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
JOAN B. MATHEWS  
NOTARY PUBLIC - CALIFORNIA  
CALAVERAS COUNTY  
My comm. expires MAY 15, 1984

*Eugene Fox*

STATE OF ~~OREGON~~ CALIFORNIACounty Calaveras } ss.11 Feb, 19 82

Personally appeared the above named Eugene Fox  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

*Joan B. Mathews*

Notary Public for Oregon

My commission expires: May 15, 1984

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_ and  
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:

Notary Public for Oregon

My commission expires:

(SEAL)

EUGENE FOX

P.O. BOX 267

Avery, CA 95224

GRANTOR'S NAME AND ADDRESS

WILLIAM JOHN RAMSEY

P.O. BOX 122

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

EUGENE FOX

P.O. BOX 267

Avery, CA 95224

NAME, ADDRESS, ZIP

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

WILLIAM JOHN RAMSEY

P.O. BOX 122

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instrument was received for record on the  
2 day of March, 19 82,  
at 4:00 o'clock P.M., and recorded  
in book M 82 on page 2648 or as  
file/reel number 9622.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

By *Evelyn Biehn* Recording Officer

Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE