

MTC 5341

1-1-74

10886

BARGAIN AND SALE DEED

Vol. M82, Page 4643

KNOW ALL MEN BY THESE PRESENTS, That JASPER S. ROBERTS and WANDA LEE ROBERTS, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AMY E. WING, husband and wife 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:

The E1/2SW1/4SE1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center thread of the Williamson River.

- SUBJECT, however, to the following:
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. Rights of the public and of governmental bodies in and to that portion of the hereinafter described premises lying below the high water mark of the Williamson River.
3. Subject to all subsurface rights except water, to the heirs of Virgil Wilson, their heirs and assigns as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.
4. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the act of March 3, 1901 as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument, including the terms and provisions thereof, dated July 17, 1972; recorded January 22, 1976 in Volume M76, page 1098, Microfilm Records of Klamath County Oregon, for 60 foot roadway for ingress and egress over the Northerly boundary.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 March, 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.

Jasper S. Roberts
Wanda Lee Roberts
Jasper S. Roberts
Wanda Lee Roberts

STATE OF OREGON
County of Klamath
March 25, 19 81

STATE OF OREGON, County of
Personally appeared
and

Personally appeared the above named Jasper S. Roberts and Wanda Lee Roberts and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Notary Public for Oregon
My commission expires 12-25-82

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.
Notary Public for Oregon
My commission expires:

Jasper S. & Wanda Lee Roberts
P.O. Box 396
Avenal, CA 93204
GRANTOR'S NAME AND ADDRESS
Calvin C. & Amy E. Wing
4871 East Carmen Street
Fresno, CA 93727
GRANTEE'S NAME AND ADDRESS
After recording return to:
Calvin C. & Amy E. Wing
4871 East Carmen Street
Fresno, CA 93727
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Calvin C. & Amy E. Wing
4871 East Carmen Street
Fresno, CA 93727
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 15 day of April, 1982, at 10:07 o'clock A.M., and recorded in book/reel/volume No. M 82 on page 4643 or as document/fee/file/instrument/microfilm No. 10886, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
By Deputy
Fee \$4.00