

10997

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Beverly A. Lawlor and Edward James Petersen, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alice Petersen

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:

A parcel of land lying in the Northeast quarter (NE $\frac{1}{4}$) of Section 24, Township 23 South, Range 9 East, and the Northwest quarter (NW $\frac{1}{4}$) of Section 19, Township 23 South, Range 10 East W.M., Klamath County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 253, Page 298 of Klamath County Records of Deeds. The said parcel being described as follows:

Beginning at a point on the East line of said Section 24, 361 feet South from the Northeast corner of said Section, said point also being on the South line of said property; thence East 18 feet along said South line to the Southeast corner thereof; thence North along the East line of said property 113 feet, more or less, to a line which is parallel to and 100 feet Easterly of the relocated center line of the The Dalles California Highway; thence South 30° 48' West parallel to the said center line 132 feet, more or less, to the South line of said property; thence East 50 feet, more or less to the point of beginning, containing 0.09 acre, more or less. Provided, however, there is reserved to the grantor, and waived and relinquished by the grantees, all right of access between the above described real property and the right of way of the relocated public highway abutting on the Westerly side of said parcel which California Highway, being State Highway No. 4 Except this reservation and exception shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued. Nothing in this conveyance contained shall be construed as conveying any estate, right, title or interest in and to the public highway right of way or any part thereof.

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 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 5 day of April, 1982; 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.

Beverly A. Lawlor
Edward James Petersen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah } ss.
April 5, 1982

Personally appeared the above named
Beverly A. Lawlor and
Edward James Petersen
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

OFFICIAL
SEAL
PUBLIC

Before me:

Notary Public for Oregon

My commission expires 10-19-82

STATE OF OREGON, County of } ss.
19

Personally appeared _____ 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 _____

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:

(OFFICIAL
SEAL)

Beverly A. Lawlor and Edward James Petersen
6890 S.W. Princess
Beaverton, Oregon 97005
GRANTOR'S NAME AND ADDRESS

Alice Petersen
Star Route
Gilchrist, Oregon 97737
GRANTEE'S NAME AND ADDRESS

After recording return to:

Alice Petersen
Star Rt
Gilchrist, Oregon 97737
NAME, ADDRESS, ZIP

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

Alice Petersen
Star Rt
Gilchrist, Oregon 97737
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
19 day of April, 1982,
at 2:21 o'clock P.M., and recorded
in book M 82 on page 4808 or as
file/reel number 10997
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
Recording Officer
By _____ Deputy
Fee \$4.00