

1-1-74

15728

BARGAIN AND SALE DEED

Volume Page 12561

KNOW ALL MEN BY THESE PRESENTS, That LOUISE C. ODEN

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DENNIS L. ODEN 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:

PARCEL I: The West one-half of Lot 40 and all of Lots 41 and 42 in Block 4 of Sixth Street Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that parcel conveyed to State Highway Commission from William Hunt, et ux, recorded in Volume 148 page 391, records of Klamath County, Oregon.

PARCEL II: Lots 43 and 44 in Block 4 of Sixth Street Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT that portion of said Lots 43 and 44 of said Block and Addition heretofore conveyed by Mabelle DeYong and Walter C. DeYong to the State of Oregon for highway purposes and as described in Book 149 page 159, records of Klamath County, Oregon.

SUBJECT TO: That Certain Mortgage dated 12/17/71, recorded 12/31/71 in Volume M71, page 13715 Microfilm Records of Klamath County, Oregon, in the amount of \$17,700.00, Thomas P. Oden and Louise Oden, husband and wife, Mortgagor and First Federal Savings and Loan Association of Klamath Falls, Mortgagee, (Affects # 1/2 of Lot 40 and all of Lots 41, 42, 43 & 44 of SIXTH STREET ADDITION); Trust Deed, including terms and (OVER)...

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 \$20,000.00

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 21 day of September, 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.

Louise C. Oden

Louise C. Oden

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss. September 21, 1982

Personally appeared the above named

Louise C. Oden

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon My commission expires 5-23-86

STATE OF OREGON, County of ss. 1982

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:

(OFFICIAL SEAL) Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louise C. Oden
2437 S 6th Street
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1982

at o'clock M., and recorded in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

12562

12561

KNOW ALL MEN BY THESE PRESENTS THAT

DEWITT L. ODELL

For the purpose of recording, I have hereby granted, sold and conveyed unto
the County of Klamath, Oregon, and unto Grantor's heirs, successors and assigns all of that certain real property with the
improvements thereon and appurtenances thereto, being of or in nature of a highway, situated in the County
of Klamath, Oregon, described as follows, to-wit:

PARCEL 1: The West one-half of Lot 40 and all of Lots 41 and 42 in
Block 4 of Sixth Street Addition, according to the official
plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. EXCEPTING THEREFROM that parcel
conveyed to State Highway Commission from William Hunt, et al,
recorded in Volume 148 page 391, records of Klamath County,
Oregon.

PARCEL 2: Lots 43 and 44 in Block 4 of Sixth Street Addition, according
to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon. EXCEPTING THAT portion
of said Lots 43 and 44 of said Block and Addition heretofore
conveyed by Madeline Heyong and Walter C. Heyong to the State
of Oregon for highway purposes and as described in Book 149
page 189, records of Klamath County, Oregon.

EXEMPTED TO: That certain mortgage dated 12/17/71, recorded 12/17/71 in
Volume 117, page 1715 Microfilm Records of Klamath County, Oregon, in
which said Thomas P. Odell and Lillian Odell, husband and wife,
were parties, and loan Association of Klamath Falls,
provisions thereof, given to secure an indebtedness with interest thereon

12562

and such future advances, as may be provided therein, dated September 22, 1981,
recorded September 23, 1981 in Volume M81, page 16996, Microfilm Records of
Klamath County, Oregon, Louice C. Odell, Grantor, William L. Sisemore,
Trustee and Certified Mortgage Co., an Oregon Corporation, Beneficiary;
the beneficial interest in said Trust Deed, was assigned by instrument
dated September 22, 1981, recorded September 23, 1981 in Volume M81, page
16998, Microfilm Records of Klamath County, Oregon, to Aleta L. Wainright
as to an undivided 7/9 interest and Lillian Stewart as to an undivided
2/9 interest.

Reservations and restrictions of Klamath Project and Klamath Irrigation
District; sewer and water use charges if any due to City of Klamath Falls;
easement, including the terms and provisions thereof, in favor of the
California Pacific Utilities Company, dated December 16, 1938, as disclosed
by instrument recorded in Deed Volume 352, page 301, records of Klamath
County, Oregon.

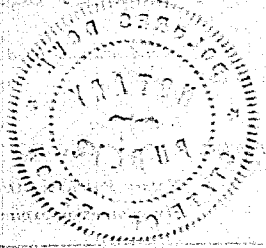
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

is 22 day of Sept A.D. 19 82 at 10:16 o'clock A.M.
July recorded in Vol. M 82 of Deeds on p. 12561

Fee \$8.00

By EVELYN BIEHN County
Joyce McQuinn



STATE OF OREGON
County of Klamath
I hereby certify that the within instrument was duly recorded for record on the
22 day of Sept 1982 at 10:16 o'clock A.M.
and is indexed in the index to the records of the County of Klamath, Oregon.
Record of Deeds of said County
Witness my hand and seal of office at Klamath Falls, Oregon, this 22nd day of Sept 1982.
Deputy