

16503

BARGAIN AND SALE DEED

MTC 11722

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR, 97204

Page 43953

KNOW ALL MEN BY THESE PRESENTS, That

Roley Real Estate, a partnership

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto, hereinafter called grantor,
 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 situated in Section 29, Township 37 South, Range 9 East of
 the Willamette Meridian, being more particularly described as follows:

Commencing at the southeast corner of said Section 29;
 thence N88°07'44"W along the south line of said Section 29,
 803.28 feet; thence leaving said south section line NORTH,
 585.58 feet to a 5/8 inch iron pin marking the POINT OF
 BEGINNING for this description; thence continuing NORTH,
 231.10 feet to a 5/8 inch iron pin in the centerline of
 a private road described in Deed Volume M73 at page 16734
 of Klamath County Deed Records; thence along said road
 centerline the following courses and distances: N65°23'11"W,
 424.18 feet to a 1/2 inch iron pin; N23°25'24"W, 140.68 feet
 to a 1/2 inch iron pin; N59°04'49"W, 285.72 feet to a 1/2 inch
 iron pin; N46°41'57"W, 30.53 feet to a 5/8 inch iron pin;
 thence leaving said roadway centerline N88°28'12"W along a
 line that is parallel to but 30.00 feet southerly of the
 north line of the south half of said SE 1/4, 1068.43 feet to
 a 5/8 inch iron pin; thence S01°38'16"E along a line that
 is parallel to but 74.25 feet easterly of the westerly line
 of said south half of the SE 1/4, 676.01 feet to a 5/8 inch iron
 pin; thence S88°07'44"E, 1758.55 feet to the point of beginning
 containing 23.51 acres more or less.

Together with:

An easement for ingress and egress over and upon the
 private road described in Deed Volume M73 at page 16734
 Klamath county Deed Records.

Subject to:

A roadway easement along Simpson Canyon Road 60.00 feet
 in width lying 30.00 feet on either side of a centerline which
 is more particularly described as follows:

Beginning at the point of intersection of said Simpson Canyon
 Road centerline with the north line of the above described
 property from which the northwest corner of the above described
 property bears N88°28'12"W, 330.60 feet; thence S28°07'32"E
 along said centerline, 388.63 feet; thence S36°50'53"E
 continuing along said centerline, 404.62 feet; thence
 S68°28'33"E continuing along said centerline to it's
 intersection with the south line of the above described
 property.

Also subject to:

A roadway easement 60.00 feet in width lying
 30.00 feet on either side of a centerline which is more
 particularly described as follows:

Beginning at the point of intersection of the
 centerline of said road with the north line of the above
 described property from which the northeast corner of said
 above described property bears S88°28'12"E, 220.82 feet;
 thence S03°36'12"E, 159.30 feet; thence S12°19'57"E,
 537.64 feet to the intersection of said centerline with
 the south line of the above described property.

82 OCT 20 PM 12 35

13960

This deed is given to release all Right, Title and Interest of above Grantor by virtue of that certain Vendor's assignment, recorded June 16, 1980 Volume M 80 Page 10988.

(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 \$3,359.25

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 th day of August, 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.

Roley Real Estate, a partnership

By: Ernest L. Roley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Clackamas

August 25, 1982

STATE OF OREGON, County of ss.

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:

Personally appeared the above named

Ernest L. Roley

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6/18/85

Roley Real Estate

1005 Main Street

Oregon City, Oregon 97045

GRANTOR'S NAME AND ADDRESS

Betty Byron

3612 E. Mariposa Street

Phoenix, Arizona 85018

GRANTEE'S NAME AND ADDRESS

After recording return to:

per grantee

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 So. Elm

Klamath Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20 day of Oct, 1982, at 12:35 o'clock P.M., and recorded in book/reel/volume No. M82 on page 13959 or as document/fee/file/instrument/microfilm No. 16509. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Joya M. June Deputy

Fee \$8.00

SPACE RESERVED FOR RECORDER'S USE