

K-35809

③

Personal Deed

1-1-74

18205

BARGAIN AND SALE DEED

Vol. 7182 Page 1747

KNOW ALL MEN BY THESE PRESENTS, That VIVA E. BAILEY

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SAM POOL and PEGGY POOL, 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:

Described on Exhibit "A" attached hereto.

Subject to contracts and/or liens for irrigation and/or drainage, and subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

(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 \$4,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. 21-030.)~~

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 14th day of July, 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.

x Viva E. Bailey

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath, }  
July 14, 19 82

Personally appeared the above named VIVA E. BAILEY

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

Before me, Notary Public for Oregon  
My commission expires 2/26/84

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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: Notary Public for Oregon  
My commission expires: (OFFICIAL SEAL)

VIVA E. BAILEY

GRANTOR'S NAME AND ADDRESS  
SAM POOL and PEGGY POOL,  
husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath County Title Co.

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
SAM POOL and PEGGY POOL  
6110 Madira Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document, fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

17476

EXHIBIT "A"

LEGAL DESCRIPTION  
FOR PROPERTY FROM  
BAILEY TO POOL

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of section 9, T39S, R9EWM, Klamath County, Oregon, and being a portion of vacated Block 16 and Birch Street Ewauna Park subdivision, more particularly described as follows:

Beginning at a point on the centerline of vacated Birch Street, from which the center  $\frac{1}{4}$  corner of said section 9 bears N33°17'23"E 571.15 feet; thence S19°18'W 25.00 feet to the southerly line of said Birch Street; thence N70°42'W 191.00 feet, along said southerly line to the easterly right of way line of Tingley Lane (Manzanita Way by said Ewauna Park); thence N19°18'E, along said right of way line, 212.34 feet; thence S27°54'47"E 69.05 feet; thence S66°22'22"E 140.73 feet; thence S19°18'W 129.82 feet to the point of beginning, containing 0.74 acres, with bearings based on said plat of Ewauna Park.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 3:15  
this 9 day of Dec. A.D. 1982 at o'clock p.m.  
duly recorded in Vol. M82, of Deeds on Page 17475

EV. LYN BIEHN, County Clerk

Fee \$8.00

By *[Signature]*