

18951

BARGAIN AND SALE DEED

Vol. 783 Page 68

KNOW ALL MEN BY THESE PRESENTS, That RICHARD P. SUMNER and MARCIA SUMNER, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BILL P. DICKEY, hereinafter called grantor, and VIVIAN S. DICKEY, 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:

More particularly described in Exhibits A and B attached hereto.

Subject to Easements and Rights of Way of record as disclosed by instruments recorded in Vol. M79 at page 4906 and Vol. M81 at page 3004.

Also subject to a Mortgage to the State of Oregon, Department of Veterans' Affairs, dated January 28, 1977, recorded on the 28th day of January, 1977, which said Mortgage grantees hereby expressly assume and agree to pay and perform. Said Mortgage recorded in Vol. M77 at page 1645, Mortgage Records of Klamath County, Oregon.

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 \$ 150,000.00. 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 30th day of December, 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.

Richard P. Sumner
Marcia Sumner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
December 30, 1982

Personally appeared the above named Richard P. Sumner and Marcia Sumner, husband and wife,

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

Before me:
William R. Sumner
Notary Public for Oregon
My commission expires 1986

STATE OF OREGON, County of } ss.
December 30, 1982

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 _____

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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill P. Dickey
Box 216
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

Bill P. Dickey
Box 216
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of } ss.

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.

By _____ Deputy

EXHIBIT "A"

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A piece or parcel of land situate in the Southeast quarter of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the center line of the U.S.B.R. #A-7 K Lateral as the same is presently located and constructed and the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, from which the iron monument marking the Southeast corner of said Section 24 bears North 89° 16' 50" East 890.1 feet distant thence South 89° 16' 50" West along said fence line 20.0 feet to an iron pin reference monument thence continuing South 89° 16' 50" West 300.0 feet; thence South 89° 16' 50" West 702.4 feet; thence North 0° 12' 50" West along said fence line 962 feet; thence North 0° 12' 50" West 300.0 feet to an iron pin on the centerline of the U.S.B.R. #1-C-1-C Lateral as the same is presently located and constructed; thence along the centerline of the 1-C-1-C Lateral the following courses and distances; South 87° 27' East 266.6 feet and South 48° 34' 20" East 1700.4 feet, more or less, to the intersection with the centerline of the A-7 (K) Lateral the following courses and distances: South 31° 32' 10" West 116.6 feet, South 11° 31' West 205.3 feet, South 2° 18' West 299.1 feet, and South 49° 18' East 454.5 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to United States of America for laterals by Deed Volume 24, page 131, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a piece or parcel of land situate in the Southeast quarter of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the U.S.B.R. #A-7 (K) Lateral as the same is presently located and constructed and the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, from which the iron monument marking the Southeast corner of said Section 24 bears North 89° 16' 50" East 890.1 feet distant; thence South 89° 16' 50" West along said fence line 20.0 feet to an iron pin reference monument; thence continuing South 89° 16' 50" West along said fence line 962.0 feet; which is a point of beginning; thence North 0° 12' 50" West 150.0 feet; thence South 89° 16' 50" West 702.40 feet; thence East along the South line of Section 24, 702.4 feet to the point of beginning.

EXHIBIT B

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A parcel of land situate in the N¹/₂NE¹/₄ of Section 25, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point on the North line of Section 25 774.9 feet East from the North Quarter corner thereof; thence South 0°27' East to a point on the North line of the County Road; thence North 89°33' East along the North line of the County Road 60 feet to a point; thence North 0°27' West to a point on the North line of said Section 25; thence West along the North line of Section 25 a distance

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 3rd day of January A. D. 19 83 at 3:58 o'clock P. M., and
duly recorded in Vol. M83, of Deeds on Page 68.

EV. LYN BIEHN, County Clerk

By Bernetha H. Heloch

Fee \$12.00