

1-1-74

22400

BARGAIN AND SALE DEED

Vol. 483 Page 5583

KNOW ALL MEN BY THESE PRESENTS, That

Denis Crain

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Charles A. Fisher

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:

See attached legal descriptions

(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 \$ -0-
 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 22 day of March, 19 83; 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.

Judy C. Crain

Charles A. Fisher for Denis Crain

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 22

19 83

Personally appeared the above named

Charles A. Fisher as attorney

in fact for Denis Crain

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires

11-20-85

STATE OF OREGON, County of

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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/tee/file/

instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

Charles A. Fisher

403 Main Street

Klamath Falls, Oregon 97601

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.

Per Grantee

NAME, ADDRESS, ZIP

PARCEL: 2

The East 100 feet of Lot 5, Block 25, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Sokolow St

EXCEPTING THEREFROM the following: Beginning at a point on the South line of said Lot 5, from which the Southeast corner thereof lies 48.3 feet; thence Northerly at right angles to said South line, 2 feet; thence Westerly parallel to said South line 9 feet; thence Southerly at right angles to said South line, 2 feet to said South line; thence Easterly along said South line 9 feet to the point of beginning.

5584

PARCEL: 3

Lot 1, Block 4, TRACT NO. 1031, SHADOW HILLS I. according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

*SUMMIT
Ln*

PARCEL: 4

The Southerly 6 feet of Lot 2, Block 4, TRACT NO. 1031, SHADOW HILLS I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL: 1

All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0 degrees 10' East along the Section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE 1/4 NE 1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet, more or less to the point of beginning.

Anderson Ave.

EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

RESERVING UNTO Grantors, their heirs and assigns a perpetual non-exclusive easement for access purposes, said easement being in the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning on a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE 1/4 NE 1/4 of said Section 15, and the North line of Anderson Avenue; thence

continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE 1/4 NE 1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 80 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ;ss
I hereby certify that the within instrument was received and filed for record on the 13 day of April A.D., 1983 at 1:57 o'clock P M and duly recorded in Vol M83, of Deeds on page 5583

FEE \$8.00

EVELYN BIEHN, COUNTY CLERK
by *Ann Duns* Deputy