

1-1-74

25200

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Deborah Lee Perry, formerly Ross, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gary Phillip Ross, 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 Lot 2 and 3 of Block 52 of Buena Vista Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron pin marking the Southeast corner of said Lot 2; thence North 71° 42' 50" West, 139.53 feet to a ½ inch iron pin marking the Southwest corner of said Lot 2; thence North 18° 17' 10" East, 50.00 feet to a ½ inch iron pin marking the Northwest corner of said Lot 2; thence South 71° 42' 50" East along the Northerly line of said Lot 2, 59.80 feet to a ½ inch iron pin; thence North 18° 17' 10" East, 12.00 feet to a ½ inch iron pin; thence South 71° 42' 50" East parallel to but 12.00 feet Northerly of said Northerly line of Lot 2, 79.73 feet to a ½ inch iron pin on the Easterly line of said Lot 3; thence South 18° 17' 10" West along the Easterly line of said Block 52, 62.00 feet to the point of beginning.

SUBJECT TO that Note and Agreement dated March 28, 1977, wherein Gary P. Ross and Deborah P. Ross promised to pay to First Federal Savings & Loan Association of Klamath Falls the sum of \$32,850.00, and that certain Trust Deed dated March 28, 1977, wherein Gary P. Ross and Deborah P. Ross were grantors, William Ganong, Jr. was trustee, and First Federal Savings & Loan Association of Klamath Falls was beneficiary, to secure said Note and Agreement. GRANTEE AGREES TO ASSUME SAID NOTE, AGREEMENT AND TRUST DEED. (FACE 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 \$2,700.00

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 15th day of June, 1983; 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.

Deborah Lee Perry, formerly Ross

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 15, 1983

Personally appeared the above named DEBORAH LEE PERRY, formerly ROSS,

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)

Deborah Lee Perry (Ross)

GRANTOR'S NAME AND ADDRESS

Gary Phillip Ross
2158 Thrall
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. Brant
325 Main Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Gary P. Ross
2158 Thrall
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 30 day of June, 1983 at 9:43 o'clock A.M., and recorded in book/reel/volume No. M. 83 on page 10268 or as document/fee/file/instrument/microfilm No. 25200. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

4.00 fee