

1-1-74

28775

BARGAIN AND SALE DEED

Vol. 483 Page 1320

KNOW ALL MEN BY THESE PRESENTS, That CHRISTOPHER G. ELVERFELD and GRETCHEN L. ELVERFELD

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAX M. BENEDICT and GEORGIA BENEDICT, 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:

Per Exhibit "A" attached hereto and incorporated herein.

This deed is given to extinguish any interest the Grantors herein may have in that certain Land Sale Contract and the property described herein, dated the 18th day of February, 1981 wherein the Grantees herein are the Sellers and the Grantor's herein are the Buyers, covering the above described real property.

(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 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 29th day of July, 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.

*Christopher G. Elverfeld*  
*Gretchen L. Elverfeld*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 29, 1983

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named Christopher G. Elverfeld and Gretchen L. Elverfeld

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4-18-86

Christopher G. Elverfeld and Gretchen L. Elverfeld

GRANTOR'S NAME AND ADDRESS

Max M. Benedict and Georgia Benedict

GRANTEE'S NAME AND ADDRESS

After recording return to:

D. L. Hoots  
2261 S. 6th Street #2  
Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

83 AUG 9 PM 3 39

DESCRIPTION

13208

PARCEL 1.

The Southeast one-quarter of Northeast one-quarter of Section 31, and the Southwest one-quarter of the Northwest one-quarter, Northwest one-quarter of the Southwest one-quarter of Section 32, Township 39 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2

The Northeast one-quarter of the Northeast one-quarter of Section 31 and the North one-half of the Northwest one-quarter of Section 32, Township 39 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPT THEREFROM that portion of the Northeast one-quarter Northwest one-quarter of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11½ East of the Willamette Meridian; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 9th day of August A.D. 19 83  
at 3:39 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 13207

EVELYN BIEHN, County Clerk

By [Signature] Deputy  
Fee \$8.00

EXHIBIT "A"