

1-1-74

28430

BARGAIN AND SALE DEED

Vol. 173 Page 16006KNOW ALL MEN BY THESE PRESENTS, That GLEN F. LEACH

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GLEN F. LEACH and RUBY LEACH, 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:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

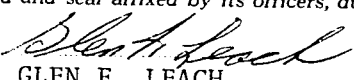
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00

~~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 ①, 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 9 day of September, 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.


 GLEN F. LEACH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
September 9, 1983

} ss.

STATE OF OREGON, County of _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Personally appeared the above named _____

GLEN F. LEACH

and acknowledged the foregoing instrument to be his _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-15-86

GLEN F. LEACH

Box 73, KK Harriman Route
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

GLEN F. and RUBY LEACH

Box 73, KK Harriman Route
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Blair M. Henderson

426 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Glen F. Leach

Box 73, KK Harriman Route

Klamath Falls, OR 97601

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 on page _____ of book _____

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

 ck
500

EXHIBIT "A"

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the north line of said Lot 22-B from which an iron axle marking the northeast corner of said Lot 22-B bears N 89°46'32" E, 969.54 feet said point of beginning also marking the intersection of the southerly right-of-way line of Eberlein Avenue with the southwesterly right-of-way line of the Klamath Falls-Malin State Highway No. 50; thence along said highway right-of-way line S 73°01'26" E, 207.73 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line S 40°00'00" E, 494.80 feet to a 1/2 inch iron pin opposite engineers centerline station 184 + 44.8; thence leaving said right-of-way line S 50°00'00" W, 64.24 feet to a 1/2 inch iron pin on the northerly right-of-way line of Alameda Avenue, a County Road; thence along said County Road right-of-way line N 47°07'00" W, 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (delta=34°10', long chord=N 64°12'02" W, 640.36 feet) 649.95 feet to a 1/2 inch iron pin; thence N 81°17'00" W, 143.10 feet to a 1/2 inch iron pin at the point of intersection of said County Road right-of-way line with the southerly right-of-way line of Eberlein Avenue; thence N 89°51'55" E along said right-of-way line 443.78 feet to the point of beginning containing 2.00 acres (86,968 sq. feet) more or less.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; and liens and assessments of Enterprise Irrigation District; liens and assessments of Klamath project; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; any unpaid charges or assessments of Enterprise Irrigation District; grant of right of way deed, including the terms and provisions thereof, given by Lora Evans, a widow, to the California Oregon Power Co., a California corporation, dated October 17, 1947, recorded October 24, 1947, in Deed Volume 213, page 36, records of Klamath County, Oregon, a right of way for pole and wire lines and other facilities for the distribution of electricity; access restrictions, including the terms and provisions thereof contained in deed from Joseph F. Evans, et al, to the State of Oregon, by and through its State Highway Commission, to Gordon O. Erlandson and Adelle Erlandson, and George Brosterhous and Audrey L. Brosterhous, dated November 18, 1969, recorded November 25, 1969, in Volume M69, page 9848, Microfilm records of Klamath County, Oregon; and reservations and restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon, by and through its State Highway Commission to Gordon O. Erlandson and Adelle Erlandson, husband and wife; George E. Brosterhous and Audrey L. Brosterhous, dated November 18, 1969, recorded November 25, 1969, in Volume M69, page 9848, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 16th day of Sept. 1983 at 10:22 o'clock A.M., and

duly recorded in Vol. M83 of Deeds on Page 16006

By Evelyn Diehn, County Clerk

Fee: \$.8.00