

29728

Vol. Page 48231

KNOW ALL MEN BY THESE PRESENTS, That Edward J. Shipsey

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Benjamin C. Harris and Barbara Harris, husband and wife, his one-half interest in that certain contract dated September 15, 1977 between Jacqueline F. Miller and Edward J. Shipsey and Theodore A. Thomas. Recorded in Records of Klamath County, Oregon, in book M77 at page 17153 thereof.

The property involved is the following described real property located in Klamath County, Oregon: In Township 40 South, Range 8 East of the Willamette Meridian. Section 17: The SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$. Together with the East 60 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying Southwesterly of the Keno Worden Highway. Section 18: The NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$.

The terms are as follows: The total consideration to be \$65,000. Cash down \$20,000. \$15,000 plus 10% interest from September 15, 1983 due and payable April 15, 1984. A balance of \$30,000 payable at \$5,000 per year at 10% interest from September 15, 1983. Buyers to assume one-half of the liability of a First Mortgage with Jacqueline F. Miller in the amount of \$85,878.83. Payable at \$10,000 per year including interest at 8%. Buyers share to be \$5,000 per year. Buyers to assume one-half of attorneys fees contracted after September 15, 1983 plus one-half of soil scientist fees. It is hereby acknowledged that taxes on said property were paid to June 30, 1983. Buyer to assume one-half of tax responsibility from September 15, 1983.

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 \$65,000.00

~~However, the actual consideration consists of or includes the property in place even if promised or part of the consideration (Klamath County)~~

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 15th day of September, 1983

Edward J. Shipsey

Benjamin C. Harris
Barbara Harris

STATE OF OREGON, County of Oregon) ss.
Personally appeared the above named Edward J. Shipsey, Benjamin C. Harris and
Barbara Harris
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Janice K. Hall
Notary Public for Oregon
My commission expires 6/16/84

(OFFICIAL SEAL)

NOTE-The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Bargain and Sale Deed

Edward J. Shipsey, P. O. Box
52, Keno, Oregon 97627

TO
Benjamin C. Harris and
Barbara Harris, 706 Harbor Island
Drive, Newport Beach, CA 92660

AFTER RECORDING RETURN TO
Benjamin C. Harris
706 Harbor Island Drive
Newport Beach, CA 92660

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
21st day of October, 1983,
at 11:49 o'clock A.M., and recorded
in book M83 on page 48231
Record of Deeds of said County.

Witness my hand and seal of
County affixed.
Evelyn Biehn
County Clerk Title.
By [Signature] Deputy.

Fee: \$4.00